

# House Research Simulation Report: Property Tax

**Simulation #4C3**

**Date 8/9/2004**

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## DESCRIPTION

**BASELINE: Final Pay 2003**

**ALTERNATIVE: Final Pay 2004**

This report compares property taxes payable in 2004 to property taxes payable in 2003. The data for both years is final data reported by the counties to the Dept. of Revenue.

## KEY POINTS

- **Statewide, property taxes increased by \$332 million, or 6.6%.** Approximately \$129 million of the \$332 million increase is borne by new construction - property appearing on the tax rolls for the first time in 2004. The overall tax increases are 8.8% in Greater Minnesota and 5.5% in the Metro area.
- **Statewide property tax changes by property type vary from -11.1% to +16.5%** (although those two extremes were registered by property classes that had atypical changes in market value from pay 2003 to pay 2004). Tax changes on the largest property types are 7.2% on existing residential homesteads, -4.3% on existing apartments, 0.4% on existing commercial-industrial property, and 4.8% on existing agricultural property.
- **The overall county levy increase was \$94 million,** which compares to an overall aid reduction between certified pay '03 and pay '04 of \$125.2 million. **The overall city levy increase was \$90.7 million,** compared to an overall aid reduction of \$178.1 million.

**The simulations are estimates only.** House Research strives to make property tax simulations accurate, but simulations are only approximations of reality. They depend upon judgments about how much local government officials will decide to levy, which are highly speculative. Generally the results are most accurate on a statewide level, and tend to be less accurate as the jurisdiction under scrutiny gets smaller.

**ASSUMPTIONS:****BASELINE:            Final Pay 2003**

- **Property values** (taxable market values) are actual values reported by county assessors on the abstracts of assessment.
- **Local government levies** are levies reported by county auditors on the abstracts of tax lists.

**ALTERNATIVE:        Final Pay 2004**

- **Market values** (taxable market values) are actual values reported by county assessors on the abstracts of assessment. The breakdown of market value amounts between valuation changes on existing properties and new construction is based on new construction amounts reported on the fall mini-abstract of assessment.
- **Local government levies** are levies reported by county auditors on the abstracts of tax lists.

**SIMULATION PARAMETERS**

	Baseline	Alternative
<b>Residential Homestead:</b>		
<\$500,000	1.0%	1.0%
>\$500,000	1.25	1.25
<b>Residential Non-homestead:</b>		
Single unit:		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
2-3 unit and undeveloped land	1.25	1.25
<b>Apartments:</b>		
Regular	1.5	1.25
Low-income	1.0	1.25
<b>Commercial-Industrial-Public Utility:</b>		
<\$150,000	1.5	1.5
>\$150,000	2.0	2.0
Electric generation machinery	2.0	2.0
<b>Seasonal Recreational Commercial:</b>		
Homestead resorts (1c)	1.0	1.0
Seasonal resorts (4c):		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
<b>Seasonal Recreational Residential:</b>		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
<b>Disabled homestead</b>	0.45	0.45
<b>Agricultural land &amp; buildings:</b>		
<b>Homestead:</b>		
<\$600,000	0.55	0.55
>\$600,000	1.0	1.0
<b>Nonhomestead</b>	1.0	1.0
<b>Credits:</b>		
<b>Homestead:</b>		
Rate	0.4%	0.4%
Maximum	\$304	\$304
Phase-out rate	0.09%	0.09%
<b>Agricultural:</b>		
Rate	0.3%	0.3%
Maximum	\$345	\$345
Phase-out rate	0.05%	0.05%

House Research Department

**STATEWIDE**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	191,363,909	211,666,684	20,302,775	10.6	2,188,355	2,344,843	156,488	7.2	1.14	1.11
ResNonHm 1 Exist	8,557,668	10,362,466	1,804,798	21.1	112,567	131,098	18,531	16.5	1.32	1.27
ResNonHm23 Exist	3,866,001	4,297,022	431,021	11.1	63,414	67,964	4,550	7.2	1.64	1.58
Apartments Exist	14,434,705	15,798,319	1,363,613	9.4	269,731	258,107	-11,625	-4.3	1.87	1.63
Seas Rec: Exist	10,462,907	11,881,181	1,418,274	13.6	137,227	149,162	11,935	8.7	1.31	1.26
Com/Ind Lo Exist	7,926,443	8,052,186	125,743	1.6	223,918	223,703	-215	-0.1	2.82	2.78
Com/Ind Hi Exist	40,958,745	41,832,399	873,655	2.1	1,512,243	1,519,885	7,642	0.5	3.69	3.63
Publ U: Elec Gen	1,545,468	1,431,412	-114,056	-7.4	40,040	35,588	-4,451	-11.1	2.59	2.49
Publ U: Other	5,018,556	5,329,952	311,396	6.2	178,495	184,658	6,163	3.5	3.56	3.46
AgHm House Exist	8,097,036	8,795,663	698,627	8.6	70,785	75,533	4,749	6.7	0.87	0.86
AgHm Land: Exist	22,705,304	24,259,825	1,554,521	6.8	115,925	121,224	5,299	4.6	0.51	0.50
Ag NonHm: Exist	10,214,986	11,030,279	815,293	8.0	104,870	108,909	4,038	3.9	1.03	0.99
Res Hmstd NewCon	0	5,252,294	5,252,294	0.0	0	57,002	57,002	0.0	0.00	1.09
All Other NewCon	0	3,642,739	3,642,739	0.0	0	71,596	71,596	0.0	0.00	1.97
<b>Total</b>	<b>325,151,728</b>	<b>363,632,420</b>	<b>38,480,692</b>	<b>11.8</b>	<b>5,017,569</b>	<b>5,349,271</b>	<b>331,702</b>	<b>6.6</b>	<b>1.54</b>	<b>1.47</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>				<b>Ref Mkt Val (mills)</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	3,750,086	4,140,987	390,900	10.4	County	50.43	47.85	0.010	0.009	
(-) TIF Tax Capacity	211,256	224,701	13,445	6.4	City/Town	35.67	34.58	0.052	0.059	
(-) FD Contrib Tax Cap	233,130	254,136	21,006	9.0	School District	25.59	23.44	1.158	1.221	
(=) Taxable Tax Capacity	3,305,701	3,662,149	356,448	10.8	Special District	5.19	4.69	0.000	0.000	
FD Distrib Tax Cap	233,132	254,187	21,056	9.0	<b>Total</b>	<b>116.88</b>	<b>110.56</b>	<b>1.221</b>	<b>1.289</b>	

**GREATER MINNESOTA**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	61,486,170	67,206,754	5,720,585	9.3	633,878	687,070	53,192	8.4	1.03	1.02
ResNonHm 1 Exist	3,523,627	3,973,975	450,347	12.8	45,407	49,724	4,317	9.5	1.29	1.25
ResNonHm23 Exist	1,282,249	1,356,415	74,166	5.8	20,544	21,094	550	2.7	1.60	1.56
Apartments Exist	2,711,178	2,931,310	220,131	8.1	49,288	49,045	-243	-0.5	1.82	1.67
Seas Rec: Exist	10,147,754	11,537,309	1,389,555	13.7	132,543	144,351	11,808	8.9	1.31	1.25
Com/Ind Lo Exist	4,412,774	4,518,525	105,751	2.4	124,613	125,362	749	0.6	2.82	2.77
Com/Ind Hi Exist	7,986,283	8,502,540	516,257	6.5	290,120	303,504	13,385	4.6	3.63	3.57
Publ U: Elec Gen	1,249,324	1,183,222	-66,101	-5.3	32,344	29,376	-2,969	-9.2	2.59	2.48
Publ U: Other	3,050,856	3,265,826	214,970	7.0	106,116	110,257	4,141	3.9	3.48	3.38
AgHm House Exist	7,067,066	7,730,153	663,086	9.4	61,072	65,838	4,766	7.8	0.86	0.85
AgHm Land: Exist	21,677,370	23,160,598	1,483,228	6.8	111,612	116,905	5,293	4.7	0.51	0.50
Ag NonHm: Exist	9,563,108	10,300,783	737,675	7.7	98,041	101,934	3,893	4.0	1.03	0.99
Res Hmstd NewCon	0	2,234,644	2,234,644	0.0	0	23,089	23,089	0.0	0.00	1.03
All Other NewCon	0	1,705,630	1,705,630	0.0	0	28,514	28,514	0.0	0.00	1.67
<b>Total</b>	<b>134,157,757</b>	<b>149,607,683</b>	<b>15,449,925</b>	<b>11.5</b>	<b>1,705,579</b>	<b>1,856,063</b>	<b>150,484</b>	<b>8.8</b>	<b>1.27</b>	<b>1.24</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,412,952	1,572,232	159,280	11.3	County	58.54	56.07	0.005	0.005
(-) TIF Tax Capacity	39,870	44,285	4,415	11.1	City/Town	32.91	32.05	0.016	0.017
(-) FD Contrib Tax Cap	1,413	1,898	485	34.3	School District	24.02	21.82	0.603	0.836
(=) Taxable Tax Capacity	1,371,669	1,526,049	154,381	11.3	Special District	1.65	1.69	0.000	0.000
FD Distrib Tax Cap	1,417	1,901	484	34.1	<b>Total</b>	<b>117.12</b>	<b>111.62</b>	<b>0.625</b>	<b>0.858</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	68,100	74,400	9.3	568	597	29	5.1	0.833	0.801
Res Hmstd: Avg Val	102,100	111,600	9.3	979	1,069	90	9.2	0.958	0.958
Res Hmstd: Hi Val	136,100	148,800	9.3	1,429	1,550	121	8.5	1.050	1.041
Res Hmstd: Ex-Hi Val	204,200	223,200	9.3	2,331	2,511	181	7.8	1.141	1.125
Apartment (Mkt rate)	300,000	324,400	8.1	5,458	4,804	-653	-12.0	1.819	1.481
Seas Rec: Lo Val	50,000	56,000	12.0	694	746	52	7.5	1.388	1.332
Seas Rec: Hi Val	150,000	168,000	12.0	2,323	2,538	215	9.3	1.548	1.510
Comm/Ind: Lo Val	150,000	159,700	6.5	3,948	4,187	239	6.1	2.632	2.622
Comm/Ind: Med Val	300,000	319,400	6.5	9,182	9,618	436	4.7	3.060	3.011
Comm/Ind: Hi Val	1,000,000	1,064,600	6.5	33,604	34,958	1,353	4.0	3.360	3.283

**METRO AREA**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	129,877,739	144,459,929	14,582,190	11.2	1,554,477	1,657,773	103,296	6.6	1.20	1.15
ResNonHm 1 Exist	5,034,041	6,388,491	1,354,450	26.9	67,160	81,374	14,214	21.2	1.33	1.27
ResNonHm23 Exist	2,583,752	2,940,607	356,855	13.8	42,870	46,869	3,999	9.3	1.66	1.59
Apartments Exist	11,723,527	12,867,009	1,143,482	9.8	220,444	209,062	-11,382	-5.2	1.88	1.62
Seas Rec: Exist	315,153	343,872	28,719	9.1	4,684	4,811	127	2.7	1.49	1.40
Com/Ind Lo Exist	3,513,669	3,533,661	19,992	0.6	99,304	98,341	-963	-1.0	2.83	2.78
Com/Ind Hi Exist	32,972,462	33,329,860	357,398	1.1	1,222,123	1,216,381	-5,742	-0.5	3.71	3.65
Publ U: Elec Gen	296,144	248,190	-47,955	-16.2	7,695	6,213	-1,482	-19.3	2.60	2.50
Publ U: Other	1,967,701	2,064,126	96,425	4.9	72,379	74,401	2,022	2.8	3.68	3.60
AgHm House Exist	1,029,970	1,065,511	35,541	3.5	9,712	9,696	-17	-0.2	0.94	0.91
AgHm Land: Exist	1,027,935	1,099,227	71,293	6.9	4,312	4,319	7	0.2	0.42	0.39
Ag NonHm: Exist	651,878	729,497	77,619	11.9	6,829	6,974	145	2.1	1.05	0.96
Res Hmstd NewCon	0	3,017,649	3,017,649	0.0	0	33,913	33,913	0.0	0.00	1.12
All Other NewCon	0	1,937,109	1,937,109	0.0	0	43,081	43,081	0.0	0.00	2.22
<b>Total</b>	<b>190,993,971</b>	<b>214,024,737</b>	<b>23,030,767</b>	<b>12.1</b>	<b>3,311,989</b>	<b>3,493,208</b>	<b>181,218</b>	<b>5.5</b>	<b>1.73</b>	<b>1.63</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market Value</b>				<b>Net Tax Cap (Pctg)</b>				<b>Ref Mkt Val (mills)</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	2,337,135	2,568,755	231,620	9.9	County	44.68	41.98	0.013	0.010	
(-) TIF Tax Capacity	171,386	180,416	9,030	5.3	City/Town	37.62	36.39	0.070	0.080	
(-) FD Contrib Tax Cap	231,716	252,238	20,522	8.9	School District	26.70	24.59	1.432	1.412	
(=) Taxable Tax Capacity	1,934,032	2,136,100	202,068	10.4	Special District	7.70	6.84	0.000	0.000	
FD Distrib Tax Cap	231,715	252,286	20,572	8.9	<b>Total</b>	<b>116.70</b>	<b>109.79</b>	<b>1.515</b>	<b>1.502</b>	

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	116,700	129,800	11.2	1,271	1,365	93	7.3	1.089	1.051
Res Hmstd: Avg Val	175,000	194,600	11.2	2,093	2,232	139	6.6	1.195	1.146
Res Hmstd: Hi Val	233,200	259,400	11.2	2,912	3,099	186	6.4	1.248	1.194
Res Hmstd: Ex-Hi Val	349,900	389,200	11.2	4,556	4,836	279	6.1	1.302	1.242
Apartment (Mkt rate)	300,000	329,300	9.8	5,706	5,014	-692	-12.1	1.902	1.522
Comm/Ind: Lo Val	150,000	151,600	1.1	4,184	4,169	-15	-0.4	2.789	2.750
Comm/Ind: Med Val	300,000	303,300	1.1	9,687	9,637	-49	-0.5	3.228	3.177
Comm/Ind: Hi Val	1,000,000	1,010,800	1.1	35,367	35,140	-227	-0.6	3.536	3.476

**NORTHWEST CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	3,151,921	3,327,410	175,489	5.6	38,171	40,288	2,118	5.5	1.21	1.21
ResNonHm 1 Exist	206,431	226,773	20,342	9.9	3,084	3,352	268	8.7	1.49	1.48
ResNonHm23 Exist	82,051	85,712	3,661	4.5	1,411	1,459	47	3.4	1.72	1.70
Apartments Exist	276,383	297,808	21,425	7.8	5,325	5,630	305	5.7	1.93	1.89
Seas Rec: Exist	79,149	87,574	8,425	10.6	1,258	1,362	104	8.2	1.59	1.55
Com/Ind Lo Exist	458,912	466,941	8,029	1.7	13,190	13,301	111	0.8	2.87	2.85
Com/Ind Hi Exist	616,628	658,539	41,911	6.8	20,306	21,580	1,274	6.3	3.29	3.28
Publ U: Elec Gen	23,543	21,270	-2,273	-9.7	472	438	-34	-7.1	2.00	2.06
Publ U: Other	89,164	90,202	1,038	1.2	3,345	3,364	19	0.6	3.75	3.73
AgHm House Exist	15,736	16,742	1,006	6.4	186	193	8	4.2	1.18	1.16
AgHm Land: Exist	21,656	23,763	2,107	9.7	149	167	18	11.8	0.69	0.70
Ag NonHm: Exist	24,131	23,877	-255	-1.1	351	339	-11	-3.2	1.45	1.42
Res Hmstd NewCon	0	92,558	92,558	0.0	0	1,087	1,087	0.0	0.00	1.17
All Other NewCon	0	77,853	77,853	0.0	0	1,827	1,827	0.0	0.00	2.35
<b>Total</b>	<b>5,045,706</b>	<b>5,497,024</b>	<b>451,318</b>	<b>8.9</b>	<b>87,248</b>	<b>94,388</b>	<b>7,139</b>	<b>8.2</b>	<b>1.73</b>	<b>1.72</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	61,068	66,207	5,140	8.4	County	63.89	61.37	0.000	0.000
(-) TIF Tax Capacity	3,234	3,733	499	15.4	City/Town	51.74	53.39	0.051	0.047
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.48	21.72	0.505	0.598
(=) Taxable Tax Capacity	57,833	62,474	4,641	8.0	Special District	2.95	2.98	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>142.06</b>	<b>139.47</b>	<b>0.556</b>	<b>0.644</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	47,900	50,600	5.6	516	536	20	4.0	1.076	1.059
Res Hmstd: Avg Val	71,800	75,800	5.6	773	803	30	3.9	1.076	1.059
Res Hmstd: Hi Val	95,700	101,000	5.5	1,126	1,192	66	5.8	1.177	1.180
Res Hmstd: Ex-Hi Val	143,500	151,500	5.6	1,875	1,975	99	5.3	1.306	1.303
Apartment (Mkt rate)	300,000	323,300	7.8	6,560	5,845	-715	-10.9	2.186	1.807
Comm/Ind: Lo Val	150,000	160,200	6.8	4,499	4,854	354	7.9	2.999	3.029
Comm/Ind: Med Val	300,000	320,400	6.8	10,471	11,159	689	6.6	3.490	3.482
Comm/Ind: Hi Val	1,000,000	1,068,000	6.8	38,336	40,586	2,249	5.9	3.833	3.800

**NORTHWEST TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	3,074,915	3,384,859	309,944	10.1	25,397	27,436	2,039	8.0	0.83	0.81
ResNonHm 1 Exist	190,926	203,111	12,185	6.4	2,085	2,138	53	2.5	1.09	1.05
ResNonHm23 Exist	52,385	58,089	5,704	10.9	663	700	37	5.6	1.27	1.20
Apartments Exist	6,084	7,555	1,471	24.2	84	85	1	1.2	1.38	1.12
Seas Rec: Exist	1,786,213	2,049,886	263,673	14.8	21,979	24,430	2,451	11.1	1.23	1.19
Com/Ind Lo Exist	108,437	109,955	1,518	1.4	2,595	2,569	-26	-1.0	2.39	2.34
Com/Ind Hi Exist	115,018	121,818	6,799	5.9	3,721	3,861	139	3.7	3.24	3.17
Publ U: Elec Gen	4,703	315	-4,388	-93.3	100	5	-95	-95.3	2.13	1.49
Publ U: Other	385,434	419,195	33,760	8.8	12,620	13,249	628	5.0	3.27	3.16
AgHm House Exist	978,135	1,059,952	81,817	8.4	8,140	8,553	413	5.1	0.83	0.81
AgHm Land: Exist	3,471,196	3,638,399	167,203	4.8	18,187	18,402	215	1.2	0.52	0.51
Ag NonHm: Exist	1,979,318	2,065,294	85,976	4.3	21,276	21,250	-26	-0.1	1.07	1.03
Res Hmstd NewCon	0	126,329	126,329	0.0	0	1,020	1,020	0.0	0.00	0.81
All Other NewCon	0	123,494	123,494	0.0	0	1,285	1,285	0.0	0.00	1.04
<b>Total</b>	<b>12,152,765</b>	<b>13,368,249</b>	<b>1,215,485</b>	<b>10.0</b>	<b>116,849</b>	<b>124,982</b>	<b>8,133</b>	<b>7.0</b>	<b>0.96</b>	<b>0.93</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	113,179	125,176	11,998	10.6	County	59.44	57.68	0.000	0.000
(-) TIF Tax Capacity	46	43	-4	-8.2	City/Town	18.11	17.29	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.48	18.72	0.527	0.642
(=) Taxable Tax Capacity	113,132	125,134	12,001	10.6	Special District	3.67	3.60	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>102.70</b>	<b>97.29</b>	<b>0.527</b>	<b>0.642</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	70,200	77,300	10.1	477	499	22	4.6	0.679	0.645
Res Hmstd: Avg Val	105,200	115,800	10.1	858	933	75	8.7	0.815	0.805
Res Hmstd: Hi Val	140,200	154,300	10.1	1,267	1,367	99	7.8	0.904	0.885
Res Hmstd: Ex-Hi Val	210,400	231,600	10.1	2,089	2,238	149	7.2	0.992	0.966
Seas Rec: Lo Val	50,000	56,000	12.0	622	666	44	7.1	1.243	1.189
Seas Rec: Hi Val	150,000	168,000	12.0	2,106	2,297	191	9.0	1.404	1.367
Comm/Ind: Lo Val	150,000	158,900	5.9	3,609	3,778	169	4.7	2.406	2.377
Comm/Ind: Med Val	300,000	317,700	5.9	8,395	8,688	293	3.5	2.798	2.734
Comm/Ind: Hi Val	1,000,000	1,059,100	5.9	30,730	31,614	884	2.9	3.072	2.984



**NORTH CENTRAL CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	2,225,959	2,466,839	240,880	10.8	22,299	24,167	1,869	8.4	1.00	0.98
ResNonHm 1 Exist	186,993	227,993	41,000	21.9	2,397	2,820	423	17.6	1.28	1.24
ResNonHm23 Exist	69,238	78,049	8,810	12.7	1,092	1,202	109	10.0	1.58	1.54
Apartments Exist	153,164	158,691	5,528	3.6	2,799	2,695	-104	-3.7	1.83	1.70
Seas Rec: Exist	961,064	1,069,653	108,590	11.3	12,835	13,668	834	6.5	1.34	1.28
Com/Ind Lo Exist	381,425	395,009	13,584	3.6	10,728	10,851	123	1.1	2.81	2.75
Com/Ind Hi Exist	631,445	689,870	58,426	9.3	22,348	23,935	1,587	7.1	3.54	3.47
Publ U: Elec Gen	828	811	-17	-2.1	26	24	-2	-8.7	3.13	2.92
Publ U: Other	74,215	69,799	-4,416	-6.0	2,876	2,603	-273	-9.5	3.87	3.73
AgHm House Exist	18,392	20,591	2,199	12.0	195	211	17	8.5	1.06	1.03
AgHm Land: Exist	19,495	21,372	1,876	9.6	95	97	1	1.2	0.49	0.45
Ag NonHm: Exist	23,952	26,225	2,273	9.5	250	257	8	3.1	1.04	0.98
Res Hmstd NewCon	0	65,789	65,789	0.0	0	621	621	0.0	0.00	0.94
All Other NewCon	0	100,612	100,612	0.0	0	2,033	2,033	0.0	0.00	2.02
<b>Total</b>	<b>4,746,169</b>	<b>5,391,302</b>	<b>645,133</b>	<b>13.6</b>	<b>77,940</b>	<b>85,185</b>	<b>7,246</b>	<b>9.3</b>	<b>1.64</b>	<b>1.58</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	57,129	64,617	7,488	13.1	County	51.48	47.26	0.000	0.000
(-) TIF Tax Capacity	2,401	2,883	483	20.1	City/Town	42.33	42.51	0.019	0.014
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.92	21.35	0.250	0.471
(=) Taxable Tax Capacity	54,728	61,734	7,006	12.8	Special District	0.96	1.10	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>118.70</b>	<b>112.22</b>	<b>0.269</b>	<b>0.485</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	56,800	62,900	10.7	462	485	22	4.9	0.813	0.770
Res Hmstd: Avg Val	85,200	94,400	10.8	739	818	79	10.7	0.866	0.866
Res Hmstd: Hi Val	113,600	125,900	10.8	1,109	1,215	106	9.6	0.976	0.964
Res Hmstd: Ex-Hi Val	170,400	188,800	10.8	1,849	2,008	158	8.6	1.085	1.063
Apartment (Mkt rate)	300,000	310,800	3.6	5,422	4,510	-912	-16.8	1.807	1.451
Comm/Ind: Lo Val	150,000	163,900	9.3	3,931	4,284	354	9.0	2.620	2.613
Comm/Ind: Med Val	300,000	327,800	9.3	9,158	9,816	658	7.2	3.052	2.994
Comm/Ind: Hi Val	1,000,000	1,092,500	9.3	33,552	35,625	2,073	6.2	3.355	3.260

**NORTH CENTRAL TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	3,598,484	3,951,023	352,539	9.8	30,202	31,801	1,599	5.3	0.84	0.80
ResNonHm 1 Exist	220,797	252,818	32,021	14.5	2,409	2,584	175	7.3	1.09	1.02
ResNonHm23 Exist	46,883	54,551	7,668	16.4	641	704	63	9.8	1.37	1.29
Apartments Exist	7,052	9,396	2,344	33.2	115	120	5	4.6	1.63	1.28
Seas Rec: Exist	2,765,940	3,166,887	400,947	14.5	33,522	36,041	2,519	7.5	1.21	1.14
Com/Ind Lo Exist	138,694	143,735	5,041	3.6	3,288	3,232	-56	-1.7	2.37	2.25
Com/Ind Hi Exist	99,803	107,145	7,342	7.4	3,120	3,155	36	1.1	3.13	2.94
Publ U: Elec Gen	3,970	3,658	-313	-7.9	110	95	-14	-13.1	2.77	2.61
Publ U: Other	273,712	313,536	39,824	14.5	9,866	10,733	867	8.8	3.60	3.42
AgHm House Exist	683,036	761,842	78,806	11.5	6,538	7,007	469	7.2	0.96	0.92
AgHm Land: Exist	1,089,057	1,204,626	115,569	10.6	5,478	5,663	185	3.4	0.50	0.47
Ag NonHm: Exist	489,323	548,994	59,671	12.2	5,602	5,933	331	5.9	1.14	1.08
Res Hmstd NewCon	0	135,398	135,398	0.0	0	1,110	1,110	0.0	0.00	0.82
All Other NewCon	0	150,461	150,461	0.0	0	1,671	1,671	0.0	0.00	1.11
<b>Total</b>	<b>9,416,751</b>	<b>10,804,072</b>	<b>1,387,320</b>	<b>14.7</b>	<b>100,890</b>	<b>109,849</b>	<b>8,959</b>	<b>8.9</b>	<b>1.07</b>	<b>1.02</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market Value</b>				<b>Net Tax Cap (Pctg)</b>				<b>Ref Mkt Val (mills)</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	94,079	108,069	13,990	14.9	County	58.28	53.92	0.000	0.000	
(-) TIF Tax Capacity	26	28	2	7.4	City/Town	18.64	17.13	0.000	0.000	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.69	23.55	0.186	0.465	
(=) Taxable Tax Capacity	94,053	108,041	13,988	14.9	Special District	1.02	0.93	0.000	0.000	
FD Distrib Tax Cap	0	0	0	1.0	<b>Total</b>	<b>104.63</b>	<b>95.53</b>	<b>0.186</b>	<b>0.465</b>	

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	70,700	77,600	9.8	470	475	5	1.0	0.664	0.611
Res Hmstd: Avg Val	106,000	116,400	9.8	852	898	47	5.5	0.803	0.771
Res Hmstd: Hi Val	141,300	155,100	9.8	1,260	1,321	61	4.9	0.891	0.851
Res Hmstd: Ex-Hi Val	212,000	232,800	9.8	2,076	2,169	93	4.5	0.979	0.931
Seas Rec: Lo Val	50,000	56,000	12.0	632	656	25	3.9	1.263	1.171
Seas Rec: Hi Val	150,000	168,000	12.0	2,135	2,267	132	6.2	1.423	1.349
Comm/Ind: Lo Val	150,000	161,000	7.3	3,602	3,771	169	4.7	2.401	2.342
Comm/Ind: Med Val	300,000	322,100	7.4	8,394	8,667	273	3.2	2.798	2.690
Comm/Ind: Hi Val	1,000,000	1,073,600	7.4	30,761	31,507	746	2.4	3.076	2.934

**TACONITE CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	1,764,726	1,885,965	121,239	6.9	15,647	15,508	-139	-0.9	0.89	0.82
ResNonHm 1 Exist	118,689	137,249	18,560	15.6	2,017	2,157	140	7.0	1.70	1.57
ResNonHm23 Exist	36,491	38,564	2,074	5.7	766	741	-26	-3.4	2.10	1.92
Apartments Exist	106,079	108,543	2,464	2.3	2,237	2,142	-95	-4.2	2.11	1.97
Seas Rec: Exist	110,736	129,498	18,762	16.9	1,814	1,995	182	10.0	1.64	1.54
Com/Ind Lo Exist	245,188	252,355	7,166	2.9	8,127	7,966	-161	-2.0	3.31	3.16
Com/Ind Hi Exist	279,347	297,473	18,126	6.5	12,377	12,586	209	1.7	4.43	4.23
Publ U: Elec Gen	192,058	189,568	-2,490	-1.3	5,377	4,955	-421	-7.8	2.80	2.61
Publ U: Other	96,770	110,476	13,706	14.2	3,941	4,268	327	8.3	4.07	3.86
AgHm House Exist	3,879	4,252	373	9.6	37	39	2	5.9	0.96	0.93
AgHm Land: Exist	2,480	2,829	349	14.1	10	10	0	-1.9	0.42	0.36
Ag NonHm: Exist	28,129	34,243	6,114	21.7	455	511	56	12.2	1.62	1.49
Res Hmstd NewCon	0	28,645	28,645	0.0	0	243	243	0.0	0.00	0.85
All Other NewCon	0	27,481	27,481	0.0	0	767	767	0.0	0.00	2.79
<b>Total</b>	<b>2,984,571</b>	<b>3,247,140</b>	<b>262,569</b>	<b>8.8</b>	<b>52,805</b>	<b>53,888</b>	<b>1,083</b>	<b>2.1</b>	<b>1.77</b>	<b>1.66</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market Value</b>				<b>Net Tax Cap (Pctg)</b>				<b>Ref Mkt Val (mills)</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	37,073	40,168	3,095	8.3	County	68.43	60.83		0.000	0.000
(-) TIF Tax Capacity	1,325	1,389	64	4.8	City/Town	74.45	72.95		0.035	0.033
(-) FD Contrib Tax Cap	964	1,403	440	45.6	School District	16.81	10.94		0.238	0.630
(=) Taxable Tax Capacity	34,785	37,376	2,591	7.4	Special District	1.50	1.39		0.000	0.000
FD Distrib Tax Cap	1,024	1,400	376	36.7	<b>Total</b>	<b>161.19</b>	<b>146.10</b>		<b>0.273</b>	<b>0.663</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	42,400	45,300	6.8	210	196	-15	-7.0	0.496	0.431
Res Hmstd: Avg Val	63,500	67,900	6.9	472	450	-21	-4.5	0.742	0.663
Res Hmstd: Hi Val	84,600	90,400	6.9	775	775	-1	-0.1	0.916	0.856
Res Hmstd: Ex-Hi Val	127,000	135,700	6.9	1,509	1,507	-1	-0.1	1.187	1.110
Apartment (Mkt rate)	300,000	307,000	2.3	7,335	5,810	-1,525	-20.8	2.445	1.892
Comm/Ind: Lo Val	150,000	159,700	6.5	4,882	5,033	150	3.1	3.254	3.151
Comm/Ind: Med Val	300,000	319,500	6.5	11,379	11,581	203	1.8	3.792	3.624
Comm/Ind: Hi Val	1,000,000	1,064,900	6.5	41,695	42,129	433	1.0	4.169	3.956

**TACONITE TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	2,875,765	3,203,904	328,139	11.4	19,413	21,817	2,405	12.4	0.68	0.68
ResNonHm 1 Exist	146,402	175,956	29,554	20.2	1,720	1,969	249	14.5	1.17	1.12
ResNonHm23 Exist	20,028	21,047	1,018	5.1	281	278	-4	-1.3	1.40	1.32
Apartments Exist	4,044	3,727	-317	-7.8	60	50	-10	-16.6	1.48	1.34
Seas Rec: Exist	2,410,145	2,735,212	325,067	13.5	31,880	35,206	3,326	10.4	1.32	1.29
Com/Ind Lo Exist	62,417	67,416	4,999	8.0	1,620	1,704	84	5.2	2.60	2.53
Com/Ind Hi Exist	115,456	118,360	2,904	2.5	4,048	4,080	32	0.8	3.51	3.45
Publ U: Elec Gen	708	727	19	2.6	17	17	0	-1.8	2.40	2.29
Publ U: Other	195,205	229,616	34,411	17.6	6,776	7,719	943	13.9	3.47	3.36
AgHm House Exist	129,416	141,218	11,803	9.1	614	661	47	7.7	0.47	0.47
AgHm Land: Exist	137,181	154,554	17,373	12.7	290	313	23	7.8	0.21	0.20
Ag NonHm: Exist	326,126	363,875	37,748	11.6	3,717	3,913	196	5.3	1.14	1.08
Res Hmstd NewCon	0	76,656	76,656	0.0	0	510	510	0.0	0.00	0.67
All Other NewCon	0	77,065	77,065	0.0	0	990	990	0.0	0.00	1.28
<b>Total</b>	<b>6,422,893</b>	<b>7,369,332</b>	<b>946,439</b>	<b>14.7</b>	<b>70,436</b>	<b>79,226</b>	<b>8,790</b>	<b>12.5</b>	<b>1.10</b>	<b>1.08</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	67,141	77,001	9,860	14.7	County	70.73	68.04	0.000	0.000
(-) TIF Tax Capacity	308	317	9	3.1	City/Town	19.63	18.16	0.000	0.000
(-) FD Contrib Tax Cap	450	495	45	10.0	School District	15.31	13.87	0.244	0.373
(=) Taxable Tax Capacity	66,383	76,189	9,806	14.8	Special District	3.06	2.79	0.000	0.000
FD Distrib Tax Cap	393	501	108	27.6	<b>Total</b>	<b>108.74</b>	<b>102.86</b>	<b>0.244</b>	<b>0.373</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	71,100	79,200	11.4	218	253	36	16.4	0.306	0.319
Res Hmstd: Avg Val	106,600	118,800	11.4	619	711	92	14.9	0.580	0.598
Res Hmstd: Hi Val	142,200	158,400	11.4	1,047	1,169	122	11.7	0.736	0.737
Res Hmstd: Ex-Hi Val	213,300	237,600	11.4	1,901	2,084	183	9.6	0.891	0.877
Seas Rec: Lo Val	50,000	56,000	12.0	652	697	45	6.9	1.304	1.245
Seas Rec: Hi Val	150,000	168,000	12.0	2,197	2,390	193	8.8	1.464	1.422
Comm/Ind: Lo Val	150,000	153,800	2.5	3,752	3,770	19	0.5	2.501	2.451
Comm/Ind: Med Val	300,000	307,500	2.5	8,742	8,735	-7	-0.1	2.913	2.840
Comm/Ind: Hi Val	1,000,000	1,025,200	2.5	32,029	31,916	-114	-0.4	3.202	3.113

**DULUTH AREA**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	3,252,512	3,602,735	350,223	10.8	36,953	40,069	3,117	8.4	1.14	1.11
ResNonHm 1 Exist	196,641	236,912	40,271	20.5	2,665	3,096	432	16.2	1.36	1.31
ResNonHm23 Exist	102,321	123,396	21,075	20.6	1,729	1,993	264	15.3	1.69	1.62
Apartments Exist	187,376	214,144	26,768	14.3	3,386	3,430	44	1.3	1.81	1.60
Seas Rec: Exist	67,460	76,666	9,206	13.6	1,102	1,205	104	9.4	1.63	1.57
Com/Ind Lo Exist	178,705	189,281	10,576	5.9	5,095	5,206	111	2.2	2.85	2.75
Com/Ind Hi Exist	484,619	588,353	103,735	21.4	18,270	21,293	3,023	16.5	3.77	3.62
Publ U: Elec Gen	694	661	-33	-4.7	18	16	-2	-10.0	2.63	2.49
Publ U: Other	110,284	111,148	865	0.8	4,150	4,027	-123	-3.0	3.76	3.62
AgHm House Exist	11,770	12,598	828	7.0	140	143	3	2.0	1.19	1.13
AgHm Land: Exist	9,238	10,597	1,359	14.7	49	52	2	4.5	0.53	0.49
Ag NonHm: Exist	15,424	16,816	1,392	9.0	215	222	7	3.2	1.39	1.32
Res Hmstd NewCon	0	65,918	65,918	0.0	0	745	745	0.0	0.00	1.13
All Other NewCon	0	42,544	42,544	0.0	0	886	886	0.0	0.00	2.08
<b>Total</b>	<b>4,617,044</b>	<b>5,291,769</b>	<b>674,725</b>	<b>14.6</b>	<b>73,771</b>	<b>82,384</b>	<b>8,613</b>	<b>11.7</b>	<b>1.60</b>	<b>1.56</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	53,863	61,795	7,932	14.7	County	83.59	79.38	0.000	0.000
(-) TIF Tax Capacity	4,689	5,852	1,164	24.8	City/Town	28.26	26.47	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.21	14.29	0.111	0.648
(=) Taxable Tax Capacity	49,174	55,942	6,768	13.8	Special District	4.45	5.15	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>135.51</b>	<b>125.29</b>	<b>0.111</b>	<b>0.648</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	70,000	77,500	7,500	10.7	676	719	42	6.2	0.966	0.927
Res Hmstd: Avg Val	104,900	116,200	11,300	10.8	1,155	1,263	108	9.4	1.101	1.087
Res Hmstd: Hi Val	139,900	155,000	15,100	10.8	1,665	1,810	145	8.7	1.189	1.167
Res Hmstd: Ex-Hi Val	209,900	232,500	22,600	10.8	2,684	2,900	216	8.1	1.278	1.247
Apartment (Mkt rate)	300,000	342,900	42,900	14.3	6,131	5,592	-539	-8.8	2.043	1.630
Comm/Ind: Lo Val	150,000	182,100	32,100	21.4	4,285	5,306	1,021	23.8	2.856	2.913
Comm/Ind: Med Val	300,000	364,200	64,200	21.4	9,993	11,958	1,965	19.7	3.330	3.283
Comm/Ind: Hi Val	1,000,000	1,214,100	214,100	21.4	36,629	43,003	6,374	17.4	3.662	3.541

**EAST CENTRAL CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	2,056,094	2,297,620	241,527	11.7	28,262	29,557	1,295	4.6	1.37	1.29
ResNonHm 1 Exist	127,388	131,797	4,408	3.5	2,073	1,989	-84	-4.1	1.63	1.51
ResNonHm23 Exist	57,010	66,145	9,135	16.0	1,167	1,233	66	5.7	2.05	1.86
Apartments Exist	131,195	145,024	13,828	10.5	2,709	2,745	36	1.3	2.06	1.89
Seas Rec: Exist	41,313	46,777	5,464	13.2	828	889	61	7.4	2.00	1.90
Com/Ind Lo Exist	228,633	240,075	11,441	5.0	7,398	7,304	-94	-1.3	3.24	3.04
Com/Ind Hi Exist	344,133	382,713	38,580	11.2	14,607	15,245	639	4.4	4.24	3.98
Publ U: Elec Gen	1,181	1,173	-8	-0.7	37	35	-2	-4.8	3.13	3.00
Publ U: Other	72,244	73,750	1,506	2.1	3,056	2,948	-108	-3.5	4.23	4.00
AgHm House Exist	49,254	54,374	5,119	10.4	624	647	22	3.6	1.27	1.19
AgHm Land: Exist	38,051	42,983	4,932	13.0	205	215	10	5.1	0.54	0.50
Ag NonHm: Exist	17,975	20,720	2,746	15.3	266	284	18	6.8	1.48	1.37
Res Hmstd NewCon	0	117,533	117,533	0.0	0	1,545	1,545	0.0	0.00	1.31
All Other NewCon	0	62,842	62,842	0.0	0	1,358	1,358	0.0	0.00	2.16
<b>Total</b>	<b>3,164,472</b>	<b>3,683,525</b>	<b>519,053</b>	<b>16.4</b>	<b>61,231</b>	<b>65,994</b>	<b>4,763</b>	<b>7.8</b>	<b>1.93</b>	<b>1.79</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	37,263	43,106	5,843	15.7	County	70.52	64.57	0.014	0.012
(-) TIF Tax Capacity	2,007	2,313	306	15.2	City/Town	53.17	49.26	0.033	0.034
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.26	28.88	0.474	0.493
(=) Taxable Tax Capacity	35,256	40,793	5,537	15.7	Special District	1.29	1.27	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>156.25</b>	<b>143.98</b>	<b>0.521</b>	<b>0.538</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	68,300	76,300	11.7	830	836	6	0.8	1.214	1.095
Res Hmstd: Avg Val	102,500	114,500	11.7	1,375	1,441	66	4.8	1.341	1.258
Res Hmstd: Hi Val	136,600	152,600	11.7	1,956	2,044	88	4.5	1.431	1.339
Res Hmstd: Ex-Hi Val	204,900	229,000	11.8	3,120	3,254	134	4.3	1.522	1.421
Apartment (Mkt rate)	300,000	331,600	10.5	7,187	6,146	-1,041	-14.5	2.395	1.853
Comm/Ind: Lo Val	150,000	166,800	11.2	4,813	5,212	399	8.3	3.208	3.124
Comm/Ind: Med Val	300,000	333,600	11.2	11,205	11,910	706	6.3	3.734	3.570
Comm/Ind: Hi Val	1,000,000	1,112,100	11.2	41,032	43,172	2,140	5.2	4.103	3.882

**EAST CENTRAL TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	3,296,318	3,709,738	413,420	12.5	36,573	38,975	2,402	6.6	1.11	1.05
ResNonHm 1 Exist	188,723	205,590	16,867	8.9	2,485	2,499	15	0.6	1.32	1.22
ResNonHm23 Exist	56,060	64,770	8,710	15.5	909	977	69	7.6	1.62	1.51
Apartments Exist	3,471	3,399	-72	-2.1	63	50	-13	-20.6	1.80	1.46
Seas Rec: Exist	806,142	922,950	116,809	14.5	12,069	12,957	888	7.4	1.50	1.40
Com/Ind Lo Exist	66,906	73,780	6,874	10.3	1,844	1,932	87	4.7	2.76	2.62
Com/Ind Hi Exist	41,686	49,702	8,016	19.2	1,533	1,736	204	13.3	3.68	3.49
Publ U: Elec Gen	10,298	9,719	-579	-5.6	284	249	-35	-12.2	2.75	2.56
Publ U: Other	138,881	145,828	6,947	5.0	5,283	5,362	79	1.5	3.80	3.68
AgHm House Exist	795,536	883,095	87,559	11.0	8,309	8,623	314	3.8	1.04	0.98
AgHm Land: Exist	709,373	783,010	73,637	10.4	3,289	3,256	-33	-1.0	0.46	0.42
Ag NonHm: Exist	247,749	286,929	39,181	15.8	3,195	3,378	182	5.7	1.29	1.18
Res Hmstd NewCon	0	129,544	129,544	0.0	0	1,362	1,362	0.0	0.00	1.05
All Other NewCon	0	119,844	119,844	0.0	0	1,392	1,392	0.0	0.00	1.16
<b>Total</b>	<b>6,361,142</b>	<b>7,387,898</b>	<b>1,026,756</b>	<b>16.1</b>	<b>75,835</b>	<b>82,749</b>	<b>6,914</b>	<b>9.1</b>	<b>1.19</b>	<b>1.12</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	62,816	72,916	10,101	16.1	County	72.29	66.71	0.029	0.025
(-) TIF Tax Capacity	65	70	5	8.2	City/Town	22.08	20.54	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.05	28.18	0.409	0.513
(=) Taxable Tax Capacity	62,751	72,846	10,095	16.1	Special District	1.12	1.06	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>126.53</b>	<b>116.49</b>	<b>0.438</b>	<b>0.538</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	79,400	88,900	9,500	12.0	739	791	53	7.1	0.930	0.889
Res Hmstd: Avg Val	119,100	133,400	14,300	12.0	1,294	1,373	79	6.1	1.086	1.029
Res Hmstd: Hi Val	158,700	177,700	19,000	12.0	1,848	1,953	105	5.7	1.164	1.099
Res Hmstd: Ex-Hi Val	238,100	266,700	28,600	12.0	2,959	3,118	159	5.4	1.242	1.169
Seas Rec: Lo Val	50,000	56,000	6,000	12.0	741	774	32	4.4	1.482	1.381
Seas Rec: Hi Val	150,000	168,000	18,000	12.0	2,464	2,619	155	6.3	1.642	1.559
Comm/Ind: Lo Val	150,000	178,800	28,800	19.2	4,132	4,917	785	19.0	2.754	2.750
Comm/Ind: Med Val	300,000	357,700	57,700	19.2	9,620	11,117	1,498	15.6	3.206	3.108
Comm/Ind: Hi Val	1,000,000	1,192,300	192,300	19.2	35,229	40,042	4,814	13.7	3.522	3.358

**CENTRAL MINN CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	7,167,696	7,918,084	750,388	10.5	79,493	87,608	8,115	10.2	1.11	1.11
ResNonHm 1 Exist	318,811	373,432	54,622	17.1	4,167	4,742	575	13.8	1.31	1.27
ResNonHm23 Exist	218,461	207,672	-10,789	-4.9	3,470	3,230	-240	-6.9	1.59	1.56
Apartments Exist	617,415	671,252	53,836	8.7	10,954	10,777	-178	-1.6	1.77	1.61
Seas Rec: Exist	51,298	58,645	7,347	14.3	788	877	89	11.3	1.54	1.49
Com/Ind Lo Exist	538,491	551,290	12,799	2.4	15,054	15,115	62	0.4	2.80	2.74
Com/Ind Hi Exist	1,494,752	1,635,092	140,340	9.4	54,801	58,044	3,243	5.9	3.67	3.55
Publ U: Elec Gen	661,281	642,775	-18,506	-2.8	15,771	14,409	-1,362	-8.6	2.38	2.24
Publ U: Other	366,812	370,042	3,230	0.9	13,065	12,681	-384	-2.9	3.56	3.43
AgHm House Exist	105,958	112,676	6,718	6.3	1,147	1,202	55	4.8	1.08	1.07
AgHm Land: Exist	95,421	99,587	4,166	4.4	450	440	-10	-2.3	0.47	0.44
Ag NonHm: Exist	63,135	73,612	10,478	16.6	763	837	74	9.7	1.21	1.14
Res Hmstd NewCon	0	482,087	482,087	0.0	0	5,293	5,293	0.0	0.00	1.10
All Other NewCon	0	230,603	230,603	0.0	0	4,444	4,444	0.0	0.00	1.93
<b>Total</b>	<b>11,699,530</b>	<b>13,426,848</b>	<b>1,727,318</b>	<b>14.8</b>	<b>199,924</b>	<b>219,699</b>	<b>19,775</b>	<b>9.9</b>	<b>1.71</b>	<b>1.64</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	147,222	166,045	18,823	12.8	County	47.85 45.73	0.000 0.000	
(-) TIF Tax Capacity	9,357	9,557	200	2.1	City/Town	43.33 41.56	0.038 0.033	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.56 26.80	0.542 0.995	
(=) Taxable Tax Capacity	137,865	156,488	18,623	13.5	Special District	2.15 2.03	0.000 0.000	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	123.90 116.13	0.580 1.028	

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	84,300	93,100	10.4	797	888	91	11.5	0.945	0.954
Res Hmstd: Avg Val	126,300	139,500	10.5	1,379	1,517	137	9.9	1.092	1.087
Res Hmstd: Hi Val	168,400	186,000	10.5	1,963	2,146	183	9.3	1.165	1.153
Res Hmstd: Ex-Hi Val	252,700	279,200	10.5	3,132	3,408	276	8.8	1.239	1.220
Apartment (Mkt rate)	300,000	326,200	8.7	5,749	5,070	-679	-11.8	1.916	1.554
Comm/Ind: Lo Val	150,000	164,100	9.4	4,094	4,479	385	9.4	2.729	2.729
Comm/Ind: Med Val	300,000	328,200	9.4	9,524	10,235	711	7.5	3.174	3.118
Comm/Ind: Hi Val	1,000,000	1,093,900	9.4	34,863	37,092	2,229	6.4	3.486	3.390



**CENTRAL MINN TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	4,116,625	4,593,640	477,015	11.6	38,399	42,547	4,148	10.8	0.93	0.93
ResNonHm 1 Exist	165,960	198,100	32,140	19.4	1,803	2,102	299	16.6	1.09	1.06
ResNonHm23 Exist	72,948	77,264	4,316	5.9	983	1,011	28	2.8	1.35	1.31
Apartments Exist	3,217	3,197	-21	-0.6	50	42	-7	-15.1	1.54	1.32
Seas Rec: Exist	492,578	552,844	60,266	12.2	6,401	6,979	578	9.0	1.30	1.26
Com/Ind Lo Exist	109,474	113,537	4,063	3.7	2,651	2,700	49	1.9	2.42	2.38
Com/Ind Hi Exist	91,647	99,936	8,289	9.0	2,872	3,060	188	6.6	3.13	3.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	147,152	151,030	3,878	2.6	4,709	4,740	31	0.7	3.20	3.14
AgHm House Exist	972,602	1,070,232	97,630	10.0	8,587	9,465	878	10.2	0.88	0.88
AgHm Land: Exist	1,278,175	1,354,353	76,177	6.0	5,821	5,976	156	2.7	0.46	0.44
Ag NonHm: Exist	269,046	290,289	21,244	7.9	2,836	2,937	101	3.6	1.05	1.01
Res Hmstd NewCon	0	160,653	160,653	0.0	0	1,500	1,500	0.0	0.00	0.93
All Other NewCon	0	79,798	79,798	0.0	0	852	852	0.0	0.00	1.07
<b>Total</b>	<b>7,719,424</b>	<b>8,744,872</b>	<b>1,025,448</b>	<b>13.3</b>	<b>75,111</b>	<b>83,912</b>	<b>8,800</b>	<b>11.7</b>	<b>0.97</b>	<b>0.96</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	74,737	84,836	10,099	13.5	County	47.98	46.05	0.000	0.000
(-) TIF Tax Capacity	135	206	71	52.9	City/Town	22.39	21.54	0.008	0.007
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.56	29.53	0.631	0.803
(=) Taxable Tax Capacity	74,603	84,630	10,028	13.4	Special District	1.18	1.33	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>103.10</b>	<b>98.46</b>	<b>0.639</b>	<b>0.810</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	100,500	112,100	11.5	818	923	104	12.8	0.814	0.823
Res Hmstd: Avg Val	150,700	168,200	11.6	1,413	1,571	158	11.2	0.937	0.934
Res Hmstd: Hi Val	200,900	224,200	11.6	2,008	2,218	210	10.5	0.999	0.989
Res Hmstd: Ex-Hi Val	301,400	336,300	11.6	3,199	3,514	315	9.8	1.061	1.044
Seas Rec: Lo Val	50,000	56,000	12.0	624	673	49	7.8	1.247	1.201
Seas Rec: Hi Val	150,000	168,000	12.0	2,112	2,316	204	9.7	1.408	1.378
Comm/Ind: Lo Val	150,000	163,600	9.1	3,635	3,980	345	9.5	2.423	2.432
Comm/Ind: Med Val	300,000	327,100	9.0	8,450	9,101	651	7.7	2.816	2.782
Comm/Ind: Hi Val	1,000,000	1,090,400	9.0	30,920	33,010	2,090	6.8	3.091	3.027

**SOUTHWEST CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	3,732,431	3,886,916	154,486	4.1	47,049	51,254	4,204	8.9	1.26	1.32
ResNonHm 1 Exist	216,745	238,967	22,223	10.3	3,477	3,918	441	12.7	1.60	1.64
ResNonHm23 Exist	59,846	64,567	4,721	7.9	1,118	1,248	131	11.7	1.87	1.93
Apartments Exist	258,511	263,937	5,426	2.1	5,113	5,105	-9	-0.2	1.98	1.93
Seas Rec: Exist	12,824	14,664	1,840	14.4	268	302	34	12.5	2.09	2.06
Com/Ind Lo Exist	483,351	492,878	9,527	2.0	15,149	15,696	547	3.6	3.13	3.18
Com/Ind Hi Exist	632,086	644,590	12,504	2.0	25,237	26,501	1,264	5.0	3.99	4.11
Publ U: Elec Gen	4,451	4,038	-412	-9.3	114	110	-4	-3.5	2.56	2.72
Publ U: Other	65,621	67,613	1,992	3.0	2,816	2,914	98	3.5	4.29	4.31
AgHm House Exist	18,004	18,565	562	3.1	244	252	8	3.4	1.35	1.36
AgHm Land: Exist	35,755	37,274	1,519	4.2	310	325	15	4.7	0.87	0.87
Ag NonHm: Exist	34,548	39,403	4,855	14.1	565	648	83	14.8	1.64	1.65
Res Hmstd NewCon	0	75,678	75,678	0.0	0	993	993	0.0	0.00	1.31
All Other NewCon	0	45,236	45,236	0.0	0	1,351	1,351	0.0	0.00	2.99
<b>Total</b>	<b>5,554,170</b>	<b>5,894,327</b>	<b>340,157</b>	<b>6.1</b>	<b>101,461</b>	<b>110,617</b>	<b>9,156</b>	<b>9.0</b>	<b>1.83</b>	<b>1.88</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	65,822	69,449	3,627	5.5	County	61.72	60.43	0.039	0.040
(-) TIF Tax Capacity	3,274	3,509	235	7.2	City/Town	61.16	64.01	0.025	0.038
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.23	22.16	0.998	1.195
(=) Taxable Tax Capacity	62,548	65,940	3,392	5.4	Special District	1.48	1.68	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>145.58</b>	<b>148.28</b>	<b>1.062</b>	<b>1.273</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	45,500	47,400	4.2	529	574	45	8.5	1.162	1.210
Res Hmstd: Avg Val	68,300	71,100	4.1	794	860	67	8.4	1.162	1.210
Res Hmstd: Hi Val	91,000	94,800	4.2	1,131	1,239	108	9.6	1.242	1.307
Res Hmstd: Ex-Hi Val	136,600	142,300	4.2	1,884	2,047	163	8.6	1.379	1.438
Apartment (Mkt rate)	300,000	306,300	2.1	6,870	6,067	-803	-11.7	2.290	1.980
Comm/Ind: Lo Val	150,000	153,000	2.0	4,655	4,870	215	4.6	3.103	3.182
Comm/Ind: Med Val	300,000	305,900	2.0	10,807	11,254	446	4.1	3.602	3.678
Comm/Ind: Hi Val	1,000,000	1,019,800	2.0	39,521	41,060	1,539	3.9	3.952	4.026

**SOUTHWEST TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	1,672,527	1,844,700	172,173	10.3	16,288	18,480	2,191	13.5	0.97	1.00
ResNonHm 1 Exist	168,312	180,504	12,192	7.2	1,967	2,110	143	7.3	1.17	1.17
ResNonHm23 Exist	22,610	28,309	5,699	25.2	338	421	83	24.5	1.50	1.49
Apartments Exist	3,438	3,080	-358	-10.4	57	40	-17	-29.6	1.64	1.29
Seas Rec: Exist	311,774	349,953	38,179	12.2	4,569	5,068	500	10.9	1.47	1.45
Com/Ind Lo Exist	87,877	88,674	797	0.9	2,204	2,228	23	1.0	2.51	2.51
Com/Ind Hi Exist	133,111	119,464	-13,647	-10.3	4,255	3,877	-378	-8.9	3.20	3.25
Publ U: Elec Gen	27,517	489	-27,028	-98.2	522	8	-514	-98.4	1.90	1.69
Publ U: Other	293,441	321,104	27,663	9.4	9,098	9,946	848	9.3	3.10	3.10
AgHm House Exist	1,019,613	1,104,799	85,186	8.4	8,230	9,224	994	12.1	0.81	0.83
AgHm Land: Exist	6,368,442	6,719,141	350,698	5.5	34,149	36,515	2,367	6.9	0.54	0.54
Ag NonHm: Exist	3,027,764	3,241,121	213,357	7.0	30,105	32,021	1,915	6.4	0.99	0.99
Res Hmstd NewCon	0	54,817	54,817	0.0	0	549	549	0.0	0.00	1.00
All Other NewCon	0	74,182	74,182	0.0	0	810	810	0.0	0.00	1.09
<b>Total</b>	<b>13,136,427</b>	<b>14,130,338</b>	<b>993,910</b>	<b>7.6</b>	<b>111,782</b>	<b>121,297</b>	<b>9,515</b>	<b>8.5</b>	<b>0.85</b>	<b>0.86</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	111,760	120,706	8,946	8.0	County	63.43	63.13	0.030	0.023
(-) TIF Tax Capacity	312	363	51	16.3	City/Town	16.36	15.45	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.43	20.61	1.059	1.264
(=) Taxable Tax Capacity	111,448	120,343	8,895	8.0	Special District	1.42	1.60	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>101.64</b>	<b>100.78</b>	<b>1.088</b>	<b>1.287</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	64,600	71,300	6,700	10.4	469	525	57	12.1	0.725	0.736
Res Hmstd: Avg Val	96,900	106,900	10,000	10.3	805	939	134	16.6	0.830	0.878
Res Hmstd: Hi Val	129,200	142,500	13,300	10.3	1,198	1,375	178	14.8	0.926	0.965
Res Hmstd: Ex-Hi Val	193,800	213,800	20,000	10.3	1,983	2,250	267	13.5	1.023	1.052
Comm/Ind: Lo Val	150,000	134,600	-15,400	-10.3	3,670	3,300	-369	-10.1	2.446	2.451
Comm/Ind: Med Val	300,000	269,200	-30,800	-10.3	8,508	7,524	-984	-11.6	2.836	2.794
Comm/Ind: Hi Val	1,000,000	897,500	-102,500	-10.3	31,087	27,795	-3,292	-10.6	3.108	3.096

**SOUTH CENTRAL CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	3,856,843	4,111,729	254,886	6.6	40,279	42,726	2,447	6.1	1.04	1.04
ResNonHm 1 Exist	185,555	206,018	20,463	11.0	2,424	2,657	233	9.6	1.31	1.29
ResNonHm23 Exist	92,596	104,833	12,237	13.2	1,423	1,582	159	11.2	1.54	1.51
Apartments Exist	251,008	281,177	30,169	12.0	4,136	4,146	10	0.2	1.65	1.47
Seas Rec: Exist	12,247	13,768	1,521	12.4	213	231	18	8.6	1.74	1.68
Com/Ind Lo Exist	386,137	386,115	-22	0.0	10,609	10,441	-168	-1.6	2.75	2.70
Com/Ind Hi Exist	753,554	779,135	25,581	3.4	25,777	26,285	508	2.0	3.42	3.37
Publ U: Elec Gen	17,206	16,255	-951	-5.5	375	349	-26	-6.9	2.18	2.15
Publ U: Other	70,709	72,772	2,063	2.9	2,496	2,528	32	1.3	3.53	3.47
AgHm House Exist	10,783	11,450	667	6.2	130	134	4	3.2	1.21	1.17
AgHm Land: Exist	20,044	21,293	1,250	6.2	144	148	4	2.9	0.72	0.70
Ag NonHm: Exist	24,821	27,927	3,106	12.5	314	334	19	6.1	1.27	1.19
Res Hmstd NewCon	0	104,440	104,440	0.0	0	1,086	1,086	0.0	0.00	1.04
All Other NewCon	0	88,918	88,918	0.0	0	2,105	2,105	0.0	0.00	2.37
<b>Total</b>	<b>5,681,502</b>	<b>6,225,829</b>	<b>544,328</b>	<b>9.6</b>	<b>88,321</b>	<b>94,753</b>	<b>6,432</b>	<b>7.3</b>	<b>1.55</b>	<b>1.52</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	68,225	74,226	6,001	8.8	County	52.47	49.94	0.000	0.000
(-) TIF Tax Capacity	3,556	3,930	374	10.5	City/Town	49.39	50.83	0.035	0.033
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.61	14.17	0.864	1.009
(=) Taxable Tax Capacity	64,669	70,296	5,628	8.7	Special District	0.66	0.68	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>119.12</b>	<b>115.61</b>	<b>0.900</b>	<b>1.042</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	59,000	62,900	6.6	520	541	21	4.1	0.881	0.860
Res Hmstd: Avg Val	88,500	94,300	6.6	841	901	60	7.1	0.950	0.955
Res Hmstd: Hi Val	117,900	125,700	6.6	1,244	1,325	81	6.5	1.055	1.054
Res Hmstd: Ex-Hi Val	177,000	188,700	6.6	2,055	2,176	121	5.9	1.160	1.152
Apartment (Mkt rate)	300,000	336,100	12.0	5,630	5,207	-423	-7.5	1.876	1.549
Comm/Ind: Lo Val	150,000	155,100	3.4	4,035	4,153	119	2.9	2.689	2.677
Comm/Ind: Med Val	300,000	310,200	3.4	9,369	9,580	211	2.2	3.123	3.088
Comm/Ind: Hi Val	1,000,000	1,033,900	3.4	34,263	34,899	636	1.9	3.426	3.375

**SOUTH CENTRAL TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	1,462,408	1,592,033	129,625	8.9	11,507	12,165	658	5.7	0.79	0.76
ResNonHm 1 Exist	124,003	132,364	8,361	6.7	1,191	1,229	38	3.2	0.96	0.93
ResNonHm23 Exist	20,908	22,782	1,874	9.0	249	259	11	4.2	1.19	1.14
Apartments Exist	2,425	2,145	-281	-11.6	35	25	-10	-29.3	1.46	1.17
Seas Rec: Exist	86,408	93,657	7,249	8.4	993	996	3	0.3	1.15	1.06
Com/Ind Lo Exist	54,684	55,855	1,171	2.1	1,194	1,192	-2	-0.1	2.18	2.13
Com/Ind Hi Exist	60,198	62,823	2,625	4.4	1,717	1,750	33	1.9	2.85	2.78
Publ U: Elec Gen	10,679	10,841	161	1.5	148	142	-6	-3.9	1.39	1.31
Publ U: Other	207,970	228,464	20,494	9.9	5,888	6,323	435	7.4	2.83	2.77
AgHm House Exist	792,200	847,529	55,329	7.0	5,427	5,740	313	5.8	0.68	0.68
AgHm Land: Exist	3,959,730	4,279,767	320,037	8.1	19,551	20,707	1,156	5.9	0.49	0.48
Ag NonHm: Exist	1,617,307	1,747,247	129,939	8.0	14,181	14,540	359	2.5	0.88	0.83
Res Hmstd NewCon	0	43,743	43,743	0.0	0	336	336	0.0	0.00	0.77
All Other NewCon	0	42,875	42,875	0.0	0	371	371	0.0	0.00	0.87
<b>Total</b>	<b>8,398,922</b>	<b>9,162,125</b>	<b>763,203</b>	<b>9.1</b>	<b>62,081</b>	<b>65,776</b>	<b>3,695</b>	<b>6.0</b>	<b>0.74</b>	<b>0.72</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	72,260	79,426	7,165	9.9	County	55.21	53.58	0.000	0.000
(-) TIF Tax Capacity	26	26	0	-0.4	City/Town	14.84	13.99	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.53	15.41	0.815	0.985
(=) Taxable Tax Capacity	72,234	79,400	7,166	9.9	Special District	0.68	0.68	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>88.26</b>	<b>83.66</b>	<b>0.815</b>	<b>0.985</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	78,900	85,900	8.9	459	508	49	10.6	0.582	0.591
Res Hmstd: Avg Val	118,400	128,900	8.9	876	949	73	8.4	0.739	0.736
Res Hmstd: Hi Val	157,800	171,800	8.9	1,291	1,389	98	7.6	0.818	0.808
Res Hmstd: Ex-Hi Val	236,700	257,700	8.9	2,123	2,269	147	6.9	0.896	0.880
Comm/Ind: Lo Val	150,000	156,500	4.3	3,328	3,433	106	3.2	2.218	2.193
Comm/Ind: Med Val	300,000	313,100	4.4	7,724	7,902	179	2.3	2.574	2.523
Comm/Ind: Hi Val	1,000,000	1,043,600	4.4	28,238	28,750	512	1.8	2.823	2.754

**OLMSTED COUNTY**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	4,810,012	5,270,795	460,783	9.6	55,841	59,785	3,943	7.1	1.16	1.13
ResNonHm 1 Exist	272,599	288,841	16,242	6.0	3,645	3,744	99	2.7	1.34	1.30
ResNonHm23 Exist	85,725	54,497	-31,228	-36.4	1,409	860	-549	-38.9	1.64	1.58
Apartments Exist	319,832	350,160	30,328	9.5	5,904	5,714	-189	-3.2	1.85	1.63
Seas Rec: Exist	3,610	3,787	177	4.9	57	59	2	3.1	1.58	1.55
Com/Ind Lo Exist	202,428	208,077	5,648	2.8	5,650	5,671	21	0.4	2.79	2.73
Com/Ind Hi Exist	1,047,340	1,068,493	21,153	2.0	38,599	38,647	48	0.1	3.69	3.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	49,024	49,130	105	0.2	1,735	1,679	-56	-3.2	3.54	3.42
AgHm House Exist	267,297	292,804	25,507	9.5	2,602	2,813	211	8.1	0.97	0.96
AgHm Land: Exist	394,179	435,910	41,731	10.6	2,154	2,351	196	9.1	0.55	0.54
Ag NonHm: Exist	120,985	129,642	8,657	7.2	1,348	1,379	31	2.3	1.11	1.06
Res Hmstd NewCon	0	184,758	184,758	0.0	0	2,106	2,106	0.0	0.00	1.14
All Other NewCon	0	163,387	163,387	0.0	0	2,945	2,945	0.0	0.00	1.80
<b>Total</b>	<b>7,573,031</b>	<b>8,500,280</b>	<b>927,249</b>	<b>12.2</b>	<b>118,944</b>	<b>127,752</b>	<b>8,809</b>	<b>7.4</b>	<b>1.57</b>	<b>1.50</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	87,587	96,942	9,355	10.7	County	57.97	56.37	0.000	0.000
(-) TIF Tax Capacity	3,443	3,441	-2	-0.1	City/Town	36.77	36.05	0.003	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.17	26.31	1.126	0.975
(=) Taxable Tax Capacity	84,144	93,501	9,357	11.1	Special District	0.00	0.00	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>121.90</b>	<b>118.73</b>	<b>1.129</b>	<b>0.975</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	90,100	98,700	9.5	909	985	76	8.3	1.008	0.997
Res Hmstd: Avg Val	135,100	148,000	9.5	1,549	1,662	114	7.3	1.146	1.123
Res Hmstd: Hi Val	180,100	197,400	9.6	2,188	2,342	153	7.0	1.215	1.186
Res Hmstd: Ex-Hi Val	270,200	296,100	9.6	3,470	3,698	229	6.6	1.284	1.249
Apartment (Mkt rate)	300,000	328,400	9.5	5,824	5,194	-630	-10.8	1.941	1.581
Comm/Ind: Lo Val	150,000	153,000	2.0	4,132	4,142	10	0.2	2.754	2.707
Comm/Ind: Med Val	300,000	306,100	2.0	9,584	9,583	0	0.0	3.194	3.130
Comm/Ind: Hi Val	1,000,000	1,020,200	2.0	35,028	34,965	-63	-0.2	3.502	3.427

**SOUTHEAST CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	6,809,336	7,325,428	516,092	7.6	70,030	78,184	8,154	11.6	1.03	1.07
ResNonHm 1 Exist	308,344	358,832	50,489	16.4	3,872	4,565	693	17.9	1.26	1.27
ResNonHm23 Exist	150,851	165,680	14,829	9.8	2,417	2,675	258	10.7	1.60	1.61
Apartments Exist	378,647	406,165	27,518	7.3	6,232	6,224	-9	-0.1	1.65	1.53
Seas Rec: Exist	30,771	33,623	2,852	9.3	496	537	40	8.1	1.61	1.60
Com/Ind Lo Exist	611,378	610,906	-471	-0.1	16,545	16,533	-12	-0.1	2.71	2.71
Com/Ind Hi Exist	1,000,537	1,030,169	29,632	3.0	35,112	36,347	1,235	3.5	3.51	3.53
Publ U: Elec Gen	288,287	279,079	-9,208	-3.2	8,943	8,497	-446	-5.0	3.10	3.04
Publ U: Other	213,586	217,806	4,220	2.0	8,253	8,304	51	0.6	3.86	3.81
AgHm House Exist	28,085	30,683	2,598	9.3	307	333	26	8.6	1.09	1.09
AgHm Land: Exist	50,222	54,120	3,898	7.8	311	329	19	6.0	0.62	0.61
Ag NonHm: Exist	39,150	43,930	4,781	12.2	482	524	42	8.7	1.23	1.19
Res Hmstd NewCon	0	201,933	201,933	0.0	0	2,210	2,210	0.0	0.00	1.09
All Other NewCon	0	122,467	122,467	0.0	0	2,815	2,815	0.0	0.00	2.30
<b>Total</b>	<b>9,909,192</b>	<b>10,880,821</b>	<b>971,629</b>	<b>9.8</b>	<b>153,001</b>	<b>168,077</b>	<b>15,076</b>	<b>9.9</b>	<b>1.54</b>	<b>1.54</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	118,644	128,833	10,189	8.6	County	50.18	48.77	0.000	0.000
(-) TIF Tax Capacity	5,589	6,547	958	17.1	City/Town	44.82	45.38	0.017	0.028
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.12	22.85	0.733	1.187
(=) Taxable Tax Capacity	113,055	122,286	9,231	8.2	Special District	1.31	1.41	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>121.42</b>	<b>118.42</b>	<b>0.750</b>	<b>1.215</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	67,200	72,300	7.6	598	655	57	9.6	0.889	0.905
Res Hmstd: Avg Val	100,800	108,400	7.5	1,018	1,140	123	12.0	1.009	1.052
Res Hmstd: Hi Val	134,400	144,600	7.6	1,481	1,646	164	11.1	1.102	1.138
Res Hmstd: Ex-Hi Val	201,600	216,900	7.6	2,408	2,655	246	10.2	1.194	1.223
Apartment (Mkt rate)	300,000	321,800	7.3	5,689	5,154	-535	-9.4	1.896	1.601
Comm/Ind: Lo Val	150,000	154,400	2.9	4,064	4,221	157	3.9	2.709	2.733
Comm/Ind: Med Val	300,000	308,900	3.0	9,445	9,740	295	3.1	3.148	3.153
Comm/Ind: Hi Val	1,000,000	1,029,600	3.0	34,558	35,483	925	2.7	3.455	3.446

**SOUTHEAST TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	2,561,600	2,833,336	271,736	10.6	22,075	24,703	2,628	11.9	0.86	0.87
ResNonHm 1 Exist	180,309	198,716	18,407	10.2	1,926	2,053	127	6.6	1.07	1.03
ResNonHm23 Exist	35,838	40,488	4,650	13.0	477	522	44	9.3	1.33	1.29
Apartments Exist	1,838	1,913	75	4.1	29	26	-3	-11.9	1.59	1.35
Seas Rec: Exist	118,083	131,264	13,182	11.2	1,471	1,548	76	5.2	1.25	1.18
Com/Ind Lo Exist	69,636	72,646	3,010	4.3	1,672	1,721	49	2.9	2.40	2.37
Com/Ind Hi Exist	44,923	48,864	3,940	8.8	1,421	1,523	102	7.2	3.16	3.12
Publ U: Elec Gen	1,919	1,844	-75	-3.9	31	27	-5	-15.2	1.63	1.44
Publ U: Other	200,630	224,316	23,685	11.8	6,144	6,870	726	11.8	3.06	3.06
AgHm House Exist	1,167,371	1,286,750	119,379	10.2	9,615	10,596	980	10.2	0.82	0.82
AgHm Land: Exist	3,977,674	4,277,020	299,347	7.5	20,967	21,938	971	4.6	0.53	0.51
Ag NonHm: Exist	1,214,226	1,320,639	106,413	8.8	12,119	12,627	508	4.2	1.00	0.96
Res Hmstd NewCon	0	88,165	88,165	0.0	0	771	771	0.0	0.00	0.87
All Other NewCon	0	75,970	75,970	0.0	0	610	610	0.0	0.00	0.80
<b>Total</b>	<b>9,574,047</b>	<b>10,601,931</b>	<b>1,027,884</b>	<b>10.7</b>	<b>77,949</b>	<b>85,535</b>	<b>7,587</b>	<b>9.7</b>	<b>0.81</b>	<b>0.81</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	83,084	92,712	9,629	11.6	County	52.16	51.18	0.000	0.000
(-) TIF Tax Capacity	76	77	1	0.7	City/Town	21.37	19.67	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.33	23.06	0.632	0.995
(=) Taxable Tax Capacity	83,007	92,635	9,628	11.6	Special District	0.84	0.84	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>99.70</b>	<b>94.75</b>	<b>0.632</b>	<b>0.995</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	83,700	92,600	10.6	590	680	90	15.3	0.705	0.734
Res Hmstd: Avg Val	125,500	138,800	10.6	1,071	1,206	135	12.6	0.853	0.868
Res Hmstd: Hi Val	167,300	185,000	10.6	1,552	1,731	179	11.6	0.927	0.935
Res Hmstd: Ex-Hi Val	251,000	277,600	10.6	2,514	2,784	270	10.7	1.001	1.002
Comm/Ind: Lo Val	150,000	163,200	8.8	3,557	3,905	347	9.8	2.371	2.392
Comm/Ind: Med Val	300,000	326,300	8.8	8,269	8,923	654	7.9	2.756	2.734
Comm/Ind: Hi Val	1,000,000	1,087,700	8.8	30,256	32,349	2,093	6.9	3.025	2.974



**ANOKA COUNTY**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	13,558,357	15,056,636	1,498,279	11.1	146,369	148,773	2,404	1.6	1.08	0.99
ResNonHm 1 Exist	372,254	495,500	123,246	33.1	4,589	5,520	931	20.3	1.23	1.11
ResNonHm23 Exist	301,587	312,607	11,020	3.7	4,538	4,297	-241	-5.3	1.50	1.37
Apartments Exist	728,230	818,393	90,162	12.4	11,908	11,376	-532	-4.5	1.64	1.39
Seas Rec: Exist	53,561	56,037	2,475	4.6	784	750	-34	-4.4	1.46	1.34
Com/Ind Lo Exist	406,011	403,206	-2,804	-0.7	11,037	10,616	-421	-3.8	2.72	2.63
Com/Ind Hi Exist	2,206,806	2,372,609	165,802	7.5	78,171	81,919	3,748	4.8	3.54	3.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	196,875	200,457	3,582	1.8	6,955	6,848	-107	-1.5	3.53	3.42
AgHm House Exist	94,085	103,375	9,290	9.9	927	933	6	0.7	0.99	0.90
AgHm Land: Exist	71,182	76,328	5,146	7.2	314	290	-24	-7.6	0.44	0.38
Ag NonHm: Exist	49,408	53,278	3,870	7.8	534	511	-23	-4.2	1.08	0.96
Res Hmstd NewCon	0	371,897	371,897	0.0	0	3,681	3,681	0.0	0.00	0.99
All Other NewCon	0	211,058	211,058	0.0	0	4,626	4,626	0.0	0.00	2.19
<b>Total</b>	<b>18,038,357</b>	<b>20,531,382</b>	<b>2,493,024</b>	<b>13.8</b>	<b>266,127</b>	<b>280,141</b>	<b>14,014</b>	<b>5.3</b>	<b>1.48</b>	<b>1.36</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	209,590	236,727	27,137	12.9	County	38.22	35.63	0.000	0.000
(-) TIF Tax Capacity	14,791	16,629	1,838	12.4	City/Town	35.73	34.51	0.025	0.022
(-) FD Contrib Tax Cap	17,379	19,854	2,475	14.2	School District	27.16	22.68	1.573	1.265
(=) Taxable Tax Capacity	177,421	200,244	22,823	12.9	Special District	6.10	5.78	0.000	0.000
FD Distrib Tax Cap	29,990	32,620	2,630	8.8	<b>Total</b>	<b>107.21</b>	<b>98.61</b>	<b>1.598</b>	<b>1.287</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	102,400	113,700	11.0	981	997	16	1.6	0.958	0.877
Res Hmstd: Avg Val	153,500	170,500	11.1	1,657	1,682	25	1.5	1.079	0.986
Res Hmstd: Hi Val	204,600	227,200	11.0	2,332	2,365	33	1.4	1.139	1.040
Res Hmstd: Ex-Hi Val	306,900	340,800	11.0	3,685	3,733	49	1.3	1.200	1.095
Apartment (Mkt rate)	300,000	337,100	12.4	5,304	4,589	-715	-13.5	1.767	1.361
Comm/Ind: Lo Val	150,000	161,300	7.5	4,057	4,307	251	6.2	2.704	2.670
Comm/Ind: Med Val	300,000	322,500	7.5	9,386	9,853	467	5.0	3.128	3.055
Comm/Ind: Hi Val	1,000,000	1,075,100	7.5	34,256	35,746	1,490	4.4	3.425	3.324

WASHINGTON COUNTY

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	12,267,402	13,704,461	1,437,059	11.7	138,235	141,082	2,847	2.1	1.13	1.03
ResNonHm 1 Exist	509,825	583,772	73,947	14.5	6,191	6,427	236	3.8	1.21	1.10
ResNonHm23 Exist	200,177	235,993	35,816	17.9	2,830	3,068	238	8.4	1.41	1.30
Apartments Exist	512,312	526,735	14,423	2.8	8,744	7,438	-1,306	-14.9	1.71	1.41
Seas Rec: Exist	91,545	97,396	5,851	6.4	1,238	1,230	-8	-0.6	1.35	1.26
Com/Ind Lo Exist	228,892	230,463	1,571	0.7	6,212	6,001	-211	-3.4	2.71	2.60
Com/Ind Hi Exist	1,520,346	1,602,306	81,960	5.4	54,771	55,298	527	1.0	3.60	3.45
Publ U: Elec Gen	52,448	53,338	891	1.7	1,217	1,147	-70	-5.8	2.32	2.15
Publ U: Other	200,024	200,689	665	0.3	7,123	6,878	-245	-3.4	3.56	3.43
AgHm House Exist	223,337	241,540	18,203	8.2	2,206	2,186	-21	-0.9	0.99	0.90
AgHm Land: Exist	130,001	130,929	928	0.7	433	366	-67	-15.5	0.33	0.28
Ag NonHm: Exist	132,927	164,913	31,986	24.1	1,331	1,482	151	11.3	1.00	0.90
Res Hmstd NewCon	0	334,070	334,070	0.0	0	3,414	3,414	0.0	0.00	1.02
All Other NewCon	0	161,089	161,089	0.0	0	3,193	3,193	0.0	0.00	1.98
<b>Total</b>	<b>16,069,237</b>	<b>18,267,693</b>	<b>2,198,456</b>	<b>13.7</b>	<b>230,532</b>	<b>239,211</b>	<b>8,679</b>	<b>3.8</b>	<b>1.43</b>	<b>1.31</b>

Tax Base

Tax Rates

	Taxable Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	181,920	205,128	23,208	12.8	County	33.00	30.97	0.000	0.000
(-) TIF Tax Capacity	6,296	6,669	373	5.9	City/Town	33.50	31.79	0.069	0.059
(-) FD Contrib Tax Cap	12,421	13,680	1,260	10.1	School District	29.94	24.48	1.804	1.689
(=) Taxable Tax Capacity	163,203	184,778	21,575	13.2	Special District	7.63	5.94	0.000	0.000
FD Distrib Tax Cap	16,557	17,622	1,065	6.4	<b>Total</b>	<b>104.07</b>	<b>93.17</b>	<b>1.872</b>	<b>1.748</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	130,400	145,700	15,300	11.7	1,346	1,371	25	1.8	1.032	0.940
Res Hmstd: Avg Val	195,400	218,300	22,900	11.7	2,203	2,240	37	1.7	1.127	1.025
Res Hmstd: Hi Val	260,500	291,000	30,500	11.7	3,061	3,110	49	1.6	1.174	1.068
Res Hmstd: Ex-Hi Val	390,900	436,700	45,800	11.7	4,779	4,832	53	1.1	1.222	1.106
Apartment (Mkt rate)	300,000	308,400	8,400	2.8	5,245	4,131	-1,114	-21.2	1.748	1.339
Comm/Ind: Lo Val	150,000	158,100	8,100	5.4	4,049	4,176	127	3.1	2.699	2.641
Comm/Ind: Med Val	300,000	316,200	16,200	5.4	9,354	9,564	210	2.2	3.118	3.024
Comm/Ind: Hi Val	1,000,000	1,053,900	53,900	5.4	34,111	34,705	594	1.7	3.411	3.293

**DAKOTA COUNTY**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	19,009,409	21,111,714	2,102,305	11.1	199,883	214,106	14,223	7.1	1.05	1.01
ResNonHm 1 Exist	633,833	746,173	112,341	17.7	7,369	8,241	871	11.8	1.16	1.10
ResNonHm23 Exist	287,869	307,684	19,815	6.9	4,148	4,240	92	2.2	1.44	1.38
Apartments Exist	1,380,293	1,451,081	70,789	5.1	21,822	19,228	-2,594	-11.9	1.58	1.33
Seas Rec: Exist	29,797	32,805	3,008	10.1	402	427	25	6.2	1.35	1.30
Com/Ind Lo Exist	438,640	435,402	-3,237	-0.7	11,524	11,317	-207	-1.8	2.63	2.60
Com/Ind Hi Exist	3,396,222	3,532,096	135,875	4.0	117,032	119,703	2,671	2.3	3.45	3.39
Publ U: Elec Gen	73,279	75,292	2,013	2.7	1,782	1,756	-26	-1.5	2.43	2.33
Publ U: Other	367,891	387,424	19,533	5.3	12,785	13,221	436	3.4	3.48	3.41
AgHm House Exist	179,668	194,654	14,986	8.3	1,524	1,711	186	12.2	0.85	0.88
AgHm Land: Exist	248,844	270,879	22,035	8.9	1,076	1,101	25	2.4	0.43	0.41
Ag NonHm: Exist	149,302	169,645	20,343	13.6	1,452	1,525	73	5.0	0.97	0.90
Res Hmstd NewCon	0	597,131	597,131	0.0	0	6,244	6,244	0.0	0.00	1.05
All Other NewCon	0	348,521	348,521	0.0	0	6,919	6,919	0.0	0.00	1.99
<b>Total</b>	<b>26,195,046</b>	<b>29,660,502</b>	<b>3,465,456</b>	<b>13.2</b>	<b>380,800</b>	<b>409,738</b>	<b>28,938</b>	<b>7.6</b>	<b>1.45</b>	<b>1.38</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	308,487	343,882	35,395	11.5	County	32.35	30.18	0.094	0.075
(-) TIF Tax Capacity	14,497	14,268	-229	-1.6	City/Town	37.22	35.54	0.077	0.070
(-) FD Contrib Tax Cap	28,551	30,770	2,218	7.8	School District	25.09	22.69	1.410	1.520
(=) Taxable Tax Capacity	265,439	298,844	33,406	12.6	Special District	5.24	4.89	0.000	0.000
FD Distrib Tax Cap	30,893	34,121	3,228	10.4	<b>Total</b>	<b>99.90</b>	<b>93.30</b>	<b>1.580</b>	<b>1.666</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	120,700	134,000	11.0	1,133	1,222	89	7.9	0.938	0.911
Res Hmstd: Avg Val	181,000	201,000	11.0	1,885	2,019	134	7.1	1.041	1.004
Res Hmstd: Hi Val	241,300	268,000	11.1	2,637	2,816	179	6.8	1.092	1.050
Res Hmstd: Ex-Hi Val	362,000	402,000	11.0	4,142	4,410	268	6.5	1.144	1.097
Apartment (Mkt rate)	300,000	315,400	5.1	4,970	4,204	-766	-15.4	1.656	1.332
Comm/Ind: Lo Val	150,000	156,000	4.0	3,958	4,113	154	3.9	2.638	2.636
Comm/Ind: Med Val	300,000	312,000	4.0	9,157	9,444	287	3.1	3.052	3.027
Comm/Ind: Hi Val	1,000,000	1,040,000	4.0	33,418	34,326	908	2.7	3.341	3.300

**CARVER & SCOTT COUNTIES**

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	9,599,527	10,762,520	1,162,993	12.1	117,724	126,576	8,852	7.5	1.23	1.18
ResNonHm 1 Exist	331,849	434,041	102,192	30.8	4,263	5,332	1,069	25.1	1.28	1.23
ResNonHm23 Exist	203,214	192,447	-10,766	-5.3	3,236	2,862	-374	-11.6	1.59	1.49
Apartments Exist	231,102	249,473	18,371	7.9	3,984	3,841	-144	-3.6	1.72	1.54
Seas Rec: Exist	35,059	44,858	9,800	28.0	525	636	111	21.2	1.50	1.42
Com/Ind Lo Exist	252,953	260,984	8,032	3.2	7,013	7,115	103	1.5	2.77	2.73
Com/Ind Hi Exist	1,247,441	1,308,603	61,162	4.9	45,565	46,918	1,353	3.0	3.65	3.59
Publ U: Elec Gen	18,566	19,448	882	4.8	442	441	0	-0.1	2.38	2.27
Publ U: Other	110,782	118,834	8,052	7.3	4,006	4,225	219	5.5	3.62	3.56
AgHm House Exist	404,806	389,149	-15,657	-3.9	3,483	3,271	-213	-6.1	0.86	0.84
AgHm Land: Exist	475,584	506,796	31,212	6.6	1,971	1,968	-2	-0.1	0.41	0.39
Ag NonHm: Exist	173,748	189,940	16,191	9.3	1,759	1,789	30	1.7	1.01	0.94
Res Hmstd NewCon	0	627,884	627,884	0.0	0	7,339	7,339	0.0	0.00	1.17
All Other NewCon	0	205,498	205,498	0.0	0	3,516	3,516	0.0	0.00	1.71
<b>Total</b>	<b>13,084,631</b>	<b>15,310,477</b>	<b>2,225,846</b>	<b>17.0</b>	<b>193,971</b>	<b>215,829</b>	<b>21,858</b>	<b>11.3</b>	<b>1.48</b>	<b>1.41</b>

**Tax Base**

**Tax Rates**

	Taxable Market Value				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	145,425	168,831	23,406	16.1	County	44.52	41.37	0.000	0.000
(-) TIF Tax Capacity	9,218	9,870	652	7.1	City/Town	34.67	32.52	0.214	0.206
(-) FD Contrib Tax Cap	9,723	10,523	800	8.2	School District	29.10	28.01	1.325	1.384
(=) Taxable Tax Capacity	126,484	148,438	21,953	17.4	Special District	5.93	5.24	0.000	0.000
FD Distrib Tax Cap	12,492	13,963	1,472	11.8	<b>Total</b>	<b>114.21</b>	<b>107.13</b>	<b>1.539</b>	<b>1.590</b>

**Tax Burdens on  
Hypothetical Properties**

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	129,200	144,700	12.0	1,418	1,538	120	8.4	1.097	1.062
Res Hmstd: Avg Val	193,800	217,100	12.0	2,314	2,494	180	7.8	1.193	1.148
Res Hmstd: Hi Val	258,300	289,300	12.0	3,208	3,447	240	7.5	1.241	1.191
Res Hmstd: Ex-Hi Val	387,500	434,000	12.0	4,998	5,340	341	6.8	1.289	1.230
Apartment (Mkt rate)	300,000	323,800	7.9	5,601	4,851	-750	-13.4	1.867	1.498
Comm/Ind: Lo Val	150,000	157,400	4.9	4,150	4,340	190	4.6	2.766	2.757
Comm/Ind: Med Val	300,000	314,700	4.9	9,606	9,955	349	3.6	3.201	3.163
Comm/Ind: Hi Val	1,000,000	1,049,000	4.9	35,068	36,169	1,101	3.1	3.506	3.447

**NORTHERN HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	12,039,773	13,422,320	1,382,548	11.5	167,350	169,640	2,290	1.4	1.39	1.26
ResNonHm 1 Exist	287,618	371,281	83,663	29.1	4,412	5,190	777	17.6	1.53	1.40
ResNonHm23 Exist	147,977	181,276	33,299	22.5	2,741	3,031	289	10.6	1.85	1.67
Apartments Exist	905,490	997,483	91,993	10.2	18,982	17,918	-1,065	-5.6	2.10	1.80
Seas Rec: Exist	10,468	11,550	1,082	10.3	202	209	7	3.3	1.93	1.81
Com/Ind Lo Exist	286,036	285,734	-301	-0.1	8,634	8,321	-313	-3.6	3.02	2.91
Com/Ind Hi Exist	2,548,646	2,646,890	98,244	3.9	101,990	101,293	-697	-0.7	4.00	3.83
Publ U: Elec Gen	29	0	-29	-100.0	1	0	-1	-100.	2.84	0.00
Publ U: Other	174,310	184,256	9,946	5.7	6,865	6,934	68	1.0	3.94	3.76
AgHm House Exist	65,578	70,323	4,745	7.2	839	847	8	1.0	1.28	1.20
AgHm Land: Exist	57,607	60,008	2,401	4.2	303	290	-13	-4.2	0.53	0.48
Ag NonHm: Exist	66,995	64,771	-2,225	-3.3	887	779	-108	-12.1	1.32	1.20
Res Hmstd NewCon	0	289,275	289,275	0.0	0	3,585	3,585	0.0	0.00	1.24
All Other NewCon	0	153,540	153,540	0.0	0	4,078	4,078	0.0	0.00	2.66
<b>Total</b>	<b>16,590,526</b>	<b>18,738,707</b>	<b>2,148,181</b>	<b>12.9</b>	<b>313,208</b>	<b>322,114</b>	<b>8,906</b>	<b>2.8</b>	<b>1.89</b>	<b>1.72</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	198,131	220,728	22,597	11.4	County	50.48	47.23	0.000	0.000
(-) TIF Tax Capacity	19,934	20,294	360	1.8	City/Town	41.02	39.44	0.183	0.126
(-) FD Contrib Tax Cap	19,611	21,655	2,044	10.4	School District	32.78	27.09	1.979	1.594
(=) Taxable Tax Capacity	158,586	178,779	20,193	12.7	Special District	8.34	8.08	0.000	0.000
FD Distrib Tax Cap	24,238	26,944	2,706	11.2	<b>Total</b>	<b>132.62</b>	<b>121.84</b>	<b>2.162</b>	<b>1.720</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	104,600	116,600	11.5	1,335	1,354	19	1.4	1.276	1.161
Res Hmstd: Avg Val	156,800	174,800	11.5	2,187	2,215	28	1.3	1.394	1.267
Res Hmstd: Hi Val	209,100	233,100	11.5	3,041	3,078	38	1.2	1.454	1.320
Res Hmstd: Ex-Hi Val	313,700	349,700	11.5	4,748	4,805	56	1.2	1.513	1.373
Apartment (Mkt rate)	300,000	330,500	10.2	6,616	5,602	-1,014	-15.3	2.205	1.695
Comm/Ind: Lo Val	150,000	155,800	3.9	4,530	4,556	26	0.6	3.019	2.924
Comm/Ind: Med Val	300,000	311,600	3.9	10,461	10,471	10	0.1	3.487	3.360
Comm/Ind: Hi Val	1,000,000	1,038,500	3.9	38,142	38,070	-71	-0.2	3.814	3.665

**SOUTHEAST HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	14,572,839	16,192,000	1,619,161	11.1	177,150	194,821	17,671	10.0	1.22	1.20
ResNonHm 1 Exist	525,053	645,473	120,420	22.9	7,025	8,362	1,338	19.0	1.34	1.30
ResNonHm23 Exist	147,635	155,414	7,779	5.3	2,414	2,493	79	3.3	1.64	1.60
Apartments Exist	1,767,017	1,887,339	120,323	6.8	32,752	30,123	-2,630	-8.0	1.85	1.60
Seas Rec: Exist	5,468	6,029	561	10.3	85	92	7	7.8	1.56	1.52
Com/Ind Lo Exist	334,655	322,445	-12,210	-3.6	9,428	9,065	-363	-3.8	2.82	2.81
Com/Ind Hi Exist	5,865,231	5,766,829	-98,402	-1.7	213,613	210,293	-3,319	-1.6	3.64	3.65
Publ U: Elec Gen	693	666	-27	-3.9	19	18	-1	-5.0	2.79	2.75
Publ U: Other	145,635	153,080	7,445	5.1	5,340	5,614	274	5.1	3.67	3.67
AgHm House Exist	531	595	64	12.0	6	7	1	14.2	1.16	1.19
AgHm Land: Exist	161	162	1	0.8	1	0	0	-4.2	0.32	0.30
Ag NonHm: Exist	42	42	0	0.0	0	0	0	-2.6	1.13	1.10
Res Hmstd NewCon	0	107,556	107,556	0.0	0	1,349	1,349	0.0	0.00	1.25
All Other NewCon	0	241,441	241,441	0.0	0	7,103	7,103	0.0	0.00	2.94
<b>Total</b>	<b>23,364,960</b>	<b>25,479,070</b>	<b>2,114,110</b>	<b>9.0</b>	<b>447,834</b>	<b>469,343</b>	<b>21,509</b>	<b>4.8</b>	<b>1.92</b>	<b>1.84</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	304,602	323,958	19,356	6.4	County	50.48	47.23	0.000	0.000
(-) TIF Tax Capacity	25,869	27,134	1,265	4.9	City/Town	35.42	35.63	0.031	0.027
(-) FD Contrib Tax Cap	37,724	41,678	3,955	10.5	School District	21.20	21.39	1.457	1.482
(=) Taxable Tax Capacity	241,009	255,146	14,137	5.9	Special District	9.45	9.04	0.000	0.000
FD Distrib Tax Cap	16,724	18,485	1,761	10.5	<b>Total</b>	<b>116.55</b>	<b>113.29</b>	<b>1.488</b>	<b>1.509</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	127,000	141,100	14,100	11.1	1,411	1,566	155	11.0	1.111	1.109
Res Hmstd: Avg Val	190,400	211,600	21,200	11.1	2,301	2,535	233	10.1	1.208	1.197
Res Hmstd: Hi Val	253,800	282,000	28,200	11.1	3,192	3,502	310	9.7	1.257	1.241
Res Hmstd: Ex-Hi Val	380,800	423,100	42,300	11.1	4,975	5,432	457	9.2	1.306	1.283
Apartment (Mkt rate)	300,000	320,400	20,400	6.8	5,691	5,021	-670	-11.8	1.896	1.567
Comm/Ind: Lo Val	150,000	147,500	-2,500	-1.7	4,176	4,100	-76	-1.8	2.783	2.779
Comm/Ind: Med Val	300,000	295,000	-5,000	-1.7	9,669	9,471	-198	-2.1	3.222	3.210
Comm/Ind: Hi Val	1,000,000	983,200	-16,800	-1.7	35,304	34,631	-673	-1.9	3.530	3.522

**SOUTHWEST HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	18,644,842	20,668,092	2,023,250	10.9	230,927	242,987	12,060	5.2	1.24	1.18
ResNonHm 1 Exist	906,430	1,158,702	252,272	27.8	11,823	14,250	2,427	20.5	1.30	1.23
ResNonHm23 Exist	303,370	306,121	2,750	0.9	4,668	4,373	-295	-6.3	1.54	1.43
Apartments Exist	1,199,252	1,301,425	102,173	8.5	21,607	19,376	-2,231	-10.3	1.80	1.49
Seas Rec: Exist	78,404	83,713	5,309	6.8	1,278	1,291	13	1.0	1.63	1.54
Com/Ind Lo Exist	307,176	310,486	3,310	1.1	8,516	8,471	-46	-0.5	2.77	2.73
Com/Ind Hi Exist	4,702,306	4,555,158	-147,148	-3.1	171,038	163,473	-7,564	-4.4	3.64	3.59
Publ U: Elec Gen	355	186	-170	-47.7	9	5	-5	-49.2	2.58	2.50
Publ U: Other	180,668	187,089	6,421	3.6	6,529	6,653	123	1.9	3.61	3.56
AgHm House Exist	60,236	63,983	3,747	6.2	708	721	13	1.9	1.17	1.13
AgHm Land: Exist	43,449	43,573	124	0.3	211	196	-15	-7.2	0.49	0.45
Ag NonHm: Exist	62,934	71,924	8,991	14.3	697	734	37	5.3	1.11	1.02
Res Hmstd NewCon	0	408,225	408,225	0.0	0	4,743	4,743	0.0	0.00	1.16
All Other NewCon	0	279,012	279,012	0.0	0	5,160	5,160	0.0	0.00	1.85
<b>Total</b>	<b>26,489,423</b>	<b>29,437,690</b>	<b>2,948,267</b>	<b>11.1</b>	<b>458,012</b>	<b>472,433</b>	<b>14,421</b>	<b>3.1</b>	<b>1.73</b>	<b>1.60</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	325,567	353,972	28,405	8.7	County	50.48	47.23	0.000	0.000
(-) TIF Tax Capacity	7,050	8,097	1,047	14.8	City/Town	29.19	27.98	0.068	0.068
(-) FD Contrib Tax Cap	38,065	38,710	645	1.7	School District	22.18	20.83	1.650	1.512
(=) Taxable Tax Capacity	280,452	307,165	26,713	9.5	Special District	8.82	8.20	0.000	0.000
FD Distrib Tax Cap	12,758	14,448	1,690	13.3	<b>Total</b>	<b>110.67</b>	<b>104.24</b>	<b>1.718</b>	<b>1.581</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	173,900	192,800	18,900	10.9	2,007	2,116	108	5.4	1.154	1.097
Res Hmstd: Avg Val	260,700	289,000	28,300	10.9	3,195	3,357	162	5.1	1.225	1.161
Res Hmstd: Hi Val	347,600	385,300	37,700	10.8	4,384	4,600	215	4.9	1.261	1.193
Res Hmstd: Ex-Hi Val	521,500	578,100	56,600	10.9	6,727	7,143	417	6.2	1.289	1.235
Apartment (Mkt rate)	300,000	325,600	25,600	8.5	5,495	4,757	-738	-13.4	1.831	1.461
Comm/Ind: Lo Val	150,000	145,300	-4,700	-3.1	4,153	3,956	-197	-4.7	2.768	2.722
Comm/Ind: Med Val	300,000	290,600	-9,400	-3.1	9,605	9,114	-491	-5.1	3.201	3.136
Comm/Ind: Hi Val	1,000,000	968,700	-31,300	-3.1	35,047	33,373	-1,673	-4.8	3.504	3.445

**SUBURBAN RAMSEY CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	11,070,633	12,251,752	1,181,119	10.7	123,613	139,235	15,622	12.6	1.12	1.14
ResNonHm 1 Exist	361,848	451,889	90,040	24.9	4,548	5,636	1,088	23.9	1.26	1.25
ResNonHm23 Exist	128,718	146,394	17,676	13.7	1,964	2,220	256	13.0	1.53	1.52
Apartments Exist	1,011,986	1,132,732	120,746	11.9	17,330	17,482	152	0.9	1.71	1.54
Seas Rec: Exist	9,370	9,840	470	5.0	145	150	5	3.3	1.55	1.52
Com/Ind Lo Exist	302,767	305,004	2,237	0.7	8,306	8,405	100	1.2	2.74	2.76
Com/Ind Hi Exist	3,167,499	3,369,374	201,875	6.4	113,724	121,632	7,909	7.0	3.59	3.61
Publ U: Elec Gen	35,252	0	-35,252	-100.0	904	0	-904	-100.	2.56	0.00
Publ U: Other	134,977	174,583	39,606	29.3	4,824	6,286	1,463	30.3	3.57	3.60
AgHm House Exist	1,680	1,832	152	9.0	18	20	1	7.5	1.09	1.07
AgHm Land: Exist	1,029	10,463	9,433	916.7	3	106	103	3120	0.32	1.02
Ag NonHm: Exist	15,407	13,651	-1,756	-11.4	153	135	-18	-11.8	0.99	0.99
Res Hmstd NewCon	0	111,907	111,907	0.0	0	1,280	1,280	0.0	0.00	1.14
All Other NewCon	0	114,650	114,650	0.0	0	2,913	2,913	0.0	0.00	2.54
<b>Total</b>	<b>16,241,165</b>	<b>18,094,068</b>	<b>1,852,903</b>	<b>11.4</b>	<b>275,531</b>	<b>305,501</b>	<b>29,970</b>	<b>10.9</b>	<b>1.70</b>	<b>1.69</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val (mills)</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	201,984	222,232	20,248	10.0	County	54.54	53.11	0.000	0.000
(-) TIF Tax Capacity	12,838	13,985	1,147	8.9	City/Town	27.87	26.92	0.074	0.110
(-) FD Contrib Tax Cap	22,360	25,426	3,066	13.7	School District	20.28	20.74	1.445	1.700
(=) Taxable Tax Capacity	166,786	182,821	16,035	9.6	Special District	6.92	5.48	0.000	0.000
FD Distrib Tax Cap	18,603	20,666	2,063	11.1	<b>Total</b>	<b>109.61</b>	<b>106.25</b>	<b>1.520</b>	<b>1.810</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	113,700	125,800	12,100	10.6	1,149	1,305	156	13.6	1.010	1.037
Res Hmstd: Avg Val	170,500	188,700	18,200	10.7	1,909	2,144	235	12.3	1.119	1.136
Res Hmstd: Hi Val	227,300	251,600	24,300	10.7	2,669	2,983	314	11.8	1.174	1.185
Res Hmstd: Ex-Hi Val	341,000	377,400	36,400	10.7	4,191	4,660	470	11.2	1.228	1.234
Apartment (Mkt rate)	300,000	335,800	35,800	11.9	5,388	5,068	-321	-6.0	1.796	1.509
Comm/Ind: Lo Val	150,000	159,600	9,600	6.4	4,078	4,455	377	9.2	2.718	2.791
Comm/Ind: Med Val	300,000	319,100	19,100	6.4	9,439	10,185	746	7.9	3.146	3.191
Comm/Ind: Hi Val	1,000,000	1,063,700	63,700	6.4	34,458	36,937	2,479	7.2	3.445	3.472



CITY OF MINNEAPOLIS

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	11,495,749	12,791,592	1,295,842	11.3	164,010	184,312	20,303	12.4	1.43	1.44
ResNonHm 1 Exist	742,726	977,805	235,079	31.7	11,944	15,565	3,621	30.3	1.61	1.59
ResNonHm23 Exist	606,770	753,199	146,429	24.1	11,988	14,663	2,675	22.3	1.98	1.95
Apartments Exist	2,605,068	2,904,034	298,966	11.5	57,615	56,563	-1,053	-1.8	2.21	1.95
Seas Rec: Exist	289	175	-113	-39.3	5	3	-2	-41.9	1.81	1.73
Com/Ind Lo Exist	574,596	578,575	3,979	0.7	17,769	17,857	87	0.5	3.09	3.09
Com/Ind Hi Exist	5,667,374	5,365,570	-301,803	-5.3	232,197	218,786	-13,412	-5.8	4.10	4.08
Publ U: Elec Gen	67,488	67,002	-487	-0.7	2,033	2,007	-27	-1.3	3.01	3.00
Publ U: Other	284,004	271,355	-12,649	-4.5	11,609	11,039	-570	-4.9	4.09	4.07
AgHm House Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHm Land: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHm: Exist	507	658	150	29.6	8	10	2	25.5	1.52	1.47
Res Hmstd NewCon	0	115,385	115,385	0.0	0	1,663	1,663	0.0	0.00	1.44
All Other NewCon	0	173,292	173,292	0.0	0	4,440	4,440	0.0	0.00	2.56
<b>Total</b>	<b>22,044,572</b>	<b>23,998,641</b>	<b>1,954,069</b>	<b>8.9</b>	<b>509,179</b>	<b>526,907</b>	<b>17,728</b>	<b>3.5</b>	<b>2.31</b>	<b>2.20</b>

Tax Base

Tax Rates

	Taxable Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	296,210	310,728	14,518	4.9	County	44.74	41.74	0.000	0.000
(-) TIF Tax Capacity	46,238	47,011	774	1.7	City/Town	63.60	64.41	0.018	0.142
(-) FD Contrib Tax Cap	33,999	34,108	109	0.3	School District	33.43	32.34	0.768	0.983
(=) Taxable Tax Capacity	215,974	229,609	13,636	6.3	Special District	9.91	8.34	0.000	0.000
FD Distrib Tax Cap	35,677	37,894	2,217	6.2	<b>Total</b>	<b>151.68</b>	<b>146.82</b>	<b>0.786</b>	<b>1.125</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,800	101,000	11.2	1,158	1,315	157	13.6	1.275	1.301	
Res Hmstd: Avg Val	136,100	151,400	11.2	1,921	2,157	236	12.3	1.411	1.424	
Res Hmstd: Hi Val	181,500	202,000	11.3	2,687	3,002	316	11.8	1.480	1.486	
Res Hmstd: Ex-Hi Val	272,300	303,000	11.3	4,217	4,690	473	11.2	1.548	1.547	
Apartment (Mkt rate)	300,000	334,400	11.5	7,061	6,513	-548	-7.8	2.353	1.947	
Comm/Ind: Lo Val	150,000	142,000	-5.3	4,639	4,383	-256	-5.5	3.092	3.086	
Comm/Ind: Med Val	300,000	284,000	-5.3	10,784	10,093	-691	-6.4	3.594	3.554	
Comm/Ind: Hi Val	1,000,000	946,700	-5.3	39,464	37,116	-2,348	-6.0	3.946	3.920	

CITY OF ST. PAUL

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	7,619,207	8,498,843	879,636	11.5	89,215	96,239	7,024	7.9	1.17	1.13
ResNonHm 1 Exist	362,604	523,855	161,252	44.5	4,995	6,851	1,856	37.2	1.38	1.31
ResNonHm23 Exist	256,434	349,472	93,038	36.3	4,342	5,622	1,280	29.5	1.69	1.61
Apartments Exist	1,382,777	1,598,314	215,537	15.6	25,698	25,718	20	0.1	1.86	1.61
Seas Rec: Exist	1,192	1,468	276	23.2	20	24	4	19.3	1.68	1.63
Com/Ind Lo Exist	381,944	401,360	19,416	5.1	10,865	11,173	308	2.8	2.84	2.78
Com/Ind Hi Exist	2,426,214	2,557,743	131,529	5.4	91,314	94,181	2,867	3.1	3.76	3.68
Publ U: Elec Gen	48,035	32,258	-15,777	-32.8	1,287	839	-448	-34.8	2.68	2.60
Publ U: Other	166,783	180,262	13,478	8.1	6,275	6,636	360	5.7	3.76	3.68
AgHm House Exist	50	60	10	19.7	0	1	0	11.0	0.98	0.91
AgHm Land: Exist	78	90	13	16.1	0	0	0	5.0	0.41	0.37
Ag NonHm: Exist	608	676	68	11.2	8	8	0	5.0	1.29	1.22
Res Hmstd NewCon	0	54,318	54,318	0.0	0	615	615	0.0	0.00	1.13
All Other NewCon	0	49,009	49,009	0.0	0	1,134	1,134	0.0	0.00	2.31
<b>Total</b>	<b>12,645,926</b>	<b>14,247,729</b>	<b>1,601,803</b>	<b>12.7</b>	<b>234,020</b>	<b>249,041</b>	<b>15,021</b>	<b>6.4</b>	<b>1.85</b>	<b>1.75</b>

Tax Base

Tax Rates

	Taxable Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	160,615	177,391	16,776	10.4	County	50.03	49.05	0.000	0.000
(-) TIF Tax Capacity	14,655	16,458	1,803	12.3	City/Town	37.82	34.76	0.000	0.000
(-) FD Contrib Tax Cap	11,775	15,712	3,937	33.4	School District	33.26	31.73	0.878	0.887
(=) Taxable Tax Capacity	134,185	145,221	11,036	8.2	Special District	7.65	6.08	0.000	0.000
FD Distrib Tax Cap	33,783	35,523	1,740	5.1	<b>Total</b>	<b>128.77</b>	<b>121.63</b>	<b>0.878</b>	<b>0.887</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	81,400	90,800	9,400	11.5	820	894	74	9.0	1.007	0.984
Res Hmstd: Avg Val	122,000	136,100	14,100	11.6	1,415	1,526	111	7.8	1.160	1.121
Res Hmstd: Hi Val	162,600	181,400	18,800	11.6	2,010	2,158	148	7.4	1.236	1.189
Res Hmstd: Ex-Hi Val	244,000	272,200	28,200	11.6	3,203	3,425	222	6.9	1.312	1.258
Apartment (Mkt rate)	300,000	346,800	46,800	15.6	6,058	5,580	-477	-7.9	2.019	1.609
Comm/Ind: Lo Val	150,000	158,100	8,100	5.4	4,267	4,474	207	4.9	2.844	2.829
Comm/Ind: Med Val	300,000	316,300	16,300	5.4	9,912	10,299	387	3.9	3.304	3.256
Comm/Ind: Hi Val	1,000,000	1,054,200	54,200	5.4	36,258	37,470	1,212	3.3	3.625	3.554

## Baseline Legal Class Report

Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
127 Farm 1b Hmstd HGA: <32K	0.450	11,968	54	17
128 Ag Hmstd HGA: <76K	1.000	5,857,978	58,580	43,953
129 Ag Hmstd HGA: 76K-500K	1.000	2,199,976	22,000	26,413
130 Ag Hmstd HGA: >500K	1.250	27,114	339	401
131 Farm 1b Hmstd land <32K	0.450	943	4	2
132 Ag Hmstd land & bldgs: <115K	0.550	9,168,432	50,426	26,278
133 Ag Hmstd 1 & b: 115K-345K	0.550	7,804,629	42,925	47,453
134 Ag Hmstd 1 & b: 345K-600K	0.550	3,154,405	17,349	17,138
135 Ag Hmstd land & bldgs: >600K	1.000	2,576,895	25,769	25,054
137 Ag Non-homestead	1.000	9,425,513	94,255	95,921
138 Migrant Housing: <500K	1.000	695	7	7
143 Timberlands	1.000	775,270	7,753	8,786
144 Non-comm seasonal-rec-res: <76K	1.000	6,503,183	65,032	79,975
145 Non-comm seasonal-rec-res:	1.000	2,965,853	29,659	43,429
146 Non-comm seasonal-rec-res: >500K	1.250	125,736	1,572	2,234
149.1 Res 1b Hmstd <32K: Exist	0.450	180,390	812	819
149.2 Res 1b Hmstd <32K: NewCon	0.450	3,839	17	17
150.1 Res Hmstd: <76K: Exist	1.000	92,493,660	924,937	925,760
150.2 Res Hmstd: <76K: NewCon	1.000	2,354,159	23,542	23,139
151.1 Res Hmstd: 76K-500K: Exist	1.000	91,056,836	910,568	1,164,615
151.2 Res Hmstd: 76K-500K: NewCon	1.000	2,443,404	24,434	30,890
152.1 Res Hmstd: > 500K: Exist	1.250	2,779,886	34,749	42,344
152.2 Res Hmstd: > 500K: NewCon	1.250	51,734	647	771
154 Res Non-hmstd 1 unit: <76K	1.000	5,283,441	52,834	70,055
155 Res Non-hmstd 1 unit: 76K - 500K	1.000	3,012,074	30,121	38,520
156 Res Non-hmstd 1 unit: >500K	1.250	262,153	3,277	3,992
158 Res Non-hmstd 2-3 units	1.250	3,362,546	42,032	55,419
161 Regular apartments (4a)	1.500	11,424,313	171,365	227,471
162 Regular apartments - New Cnstr	1.250	30,911	386	454
163 Low income apartments (4d)	1.000	2,979,481	29,795	41,807
164 Non-prof student housing/Comm Serv	1.500	33,108	497	723
165 Student housing	1.000	21,714	217	322
166 Manufactured home park land	1.250	418,922	5,237	6,524
168 Comm seasonal-rec-res: 1c	1.000	344,252	3,443	3,412
169 Comm seasonal-rec-res: 4c <500K	1.000	207,030	2,070	3,314
170 Comm seasonal-rec-res: 4c >500K	1.250	47,925	599	909
171 Bed & Breakfast	1.250	12,051	151	185
172 Qualifying golf courses	1.250	173,719	2,171	2,473
175 Commercial pref: <150K	1.500	6,700,019	100,500	189,191
176 Commercial: >150K	2.000	28,880,467	577,609	1,069,705
177 Comm competitive zone: <150K	1.500	300	4	7

House Research Dept.

Simulation 4C3 Baseline: Final Pay 2003  
 8/9/2004 4:52 PM Alternative: Final Pay 2004

(all figures in \$000s)

178	Comm competitive zone: >150K	2.000	289	6	7
179	Comm border city: <150K	1.500	37,578	564	866
180	Comm border city: >150K	2.000	57,285	1,146	1,318
182	Industrial pref: <150K	1.500	1,161,581	17,424	33,114
183	Industrial pref: >150K	2.000	10,765,816	215,316	400,602
186	Ind border city: <150K	1.500	1,281	19	29
187	Ind border city: >150K	2.000	32,756	655	753
189	Publ Util: land & bldgs <150K	1.500	78,772	1,182	2,150
190	Publ Util: land & bldgs >150K	2.000	721,334	14,427	26,414
191	Publ Util: Electric Generat Mach	2.000	1,545,468	30,909	40,040
192	Publ Util: machinery (non-generat)	2.000	887,606	17,752	31,028
194	Railroad <150K	1.500	25,684	385	710
195	Railroad >150K	2.000	465,062	9,301	17,027
197	Mineral	2.000	2,500	50	118
198	Misc class 5	2.000	1,543	31	48
201	Personal: 3f	1.000	8,172	82	99
202	Non-comm aircraft hangars	1.500	42,162	632	762
203	Pers: It31 tools&mach excl elec gen	2.000	115,630	2,313	3,972
204	Pers: It32 struct/lease land-non	1.000	15,295	153	180
205	Pers: It32 struct/leased	1.000	39,520	395	512
206	Pers: It32 str/lease	1.000	1,202	12	18
208	Pers: It32 struct/leased land-C/I	2.000	34,302	686	1,285
209	Pers: Item 33 ag real estate	1.000	13,508	135	156
211	Pers: It41 struct/leased land - C/I	2.000	367,295	7,346	10,402
212	Pers: It41 struct/leased	1.000	276	3	5
215	Pers: It41 str/leased land-non C/I,SRR	1.000	2	0	0
216	Pers: Item 41 Border EZ	2.000	1,345	27	31
217	Pers: Item 42 non-EZ struct/RR land	2.000	33,748	675	1,389
219	Pers: It43 leased real estate - non C/I	1.500	6,242	94	147
220	Pers: Item 43 leased real estate - C/I	2.000	276,679	5,534	8,616
221	Pers: Item 44 electric util trans lines	2.000	1,401,744	28,035	51,271
222	Pers: Item 44 electric util distri lines	2.000	175,078	3,502	6,584
223	Pers: Item 45 syst/gas utils	2.000	1,636,058	32,721	56,989
224	Pers: Item 46 syst/water utils	2.000	2,334	47	86
225	Pers: Item 48 misc	2.000	39,658	793	942
<b>State Total</b>			325,151,728	3,750,086	5,017,569

## Alternative Legal Class Report

Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
125.1 Farm 1b Hmstd HGA: <32K: Exist	0.450	12,277	55	14
125.2 Farm 1b Hmstd HGA: <32K: NewCon	0.450	159	1	0
126.1 Ag Hmstd HGA: <76K: Exist	1.000	5,980,150	59,801	42,867
126.2 Ag Hmstd HGA: <76K: NewCon	1.000	70,327	703	511
127.1 Ag Hmstd HGA: 76K-500K: Exist	1.000	2,766,444	27,664	32,136
127.2 Ag Hmstd HGA: 76K-500K: NewCon	1.000	37,488	375	442
128.1 Ag Hmstd HGA: >500K: Exist	1.250	36,792	460	516
128.2 Ag Hmstd HGA: >500K: NewCon	1.250	469	6	7
129.1 Farm 1b Hmstd land <32K: Exist	0.450	665	3	1
129.2 Farm 1b Hmstd land <32K: NewCon	0.450	7	0	0
130.1 Ag Hmstd l & b: <115K: Exist	0.550	9,266,201	50,964	24,141
130.2 Ag Hmstd l & b: <115K: NewCon	0.550	93,945	517	260
131.1 Ag Hmstd l & b: 115K-345K: Exist	0.550	8,295,523	45,625	48,778
131.2 Ag Hmstd l & b: 115K-345K:	0.550	61,383	338	369
132.1 Ag Hmstd l & b: 345K-600K: Exist	0.550	3,559,952	19,580	18,712
132.2 Ag Hmstd l & b: 345K-600K:	0.550	21,267	117	113
133.1 Ag Hmstd l & b: >600K: Exist	1.000	3,137,485	31,375	29,591
133.2 Ag Hmstd l & b: >600K: NewCon	1.000	16,865	169	160
135.1 Ag Non-homestead: Exist	1.000	10,144,460	101,445	99,436
135.2 Ag Non-homestead: NewCon	1.000	31,188	312	311
136 Migrant Housing: <500K	1.000	1,253	13	14
141 Timberlands	1.000	870,102	8,701	9,299
142.1 Non-comm SRR: <76K: Exist	1.000	6,910,094	69,101	80,209
142.2 Non-comm SRR: <76K: NewCon	1.000	185,128	1,851	2,134
143.1 Non-comm SRR: 76K-500K: Exist	1.000	3,810,544	38,105	53,362
143.2 Non-comm SRR: 76K-500K: NewCon	1.000	94,505	945	1,312
144.1 Non-comm SRR: >500K: Exist	1.250	187,380	2,342	3,127
144.2 Non-comm SRR: >500K: NewCon	1.250	4,168	52	67
147.1 Res 1b Hmstd <32K: Exist	0.450	179,323	807	787
147.2 Res 1b Hmstd <32K: NewCon	0.450	3,946	18	17
148.1 Res Hmstd: <76K: Exist	1.000	94,996,970	949,970	917,179
148.2 Res Hmstd: <76K: NewCon	1.000	2,343,633	23,436	22,065
149.1 Res Hmstd: 76K-500K: Exist	1.000	112,499,542	1,124,995	1,369,319
149.2 Res Hmstd: 76K-500K: NewCon	1.000	2,832,063	28,321	33,903
150.1 Res Hmstd: > 500K: Exist	1.250	3,990,849	49,886	57,559
150.2 Res Hmstd: > 500K: NewCon	1.250	72,651	908	1,017
152.1 Res NonH 1 unit: <76K: Exist	1.000	5,899,907	58,999	75,627
152.2 Res NonH 1 unit: <76K: NewCon	1.000	535,065	5,351	6,647
153.1 Res NonH 1 unit: 76K - 500K: Exist	1.000	4,070,500	40,705	49,875
153.2 Res NonH 1 unit: 76K - 500K:	1.000	462,602	4,626	5,556

House Research Dept.

Simulation 4C3 Baseline: Final Pay 2003  
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(all figures in \$000s)

154.1	Res NonH 1 unit: >500K: Exist	1.250	392,059	4,901	5,596
154.2	Res NonH 1 unit: >500K: NewCon	1.250	33,258	416	466
156.1	Res NonH 2-3 units: Exist	1.250	3,763,200	47,040	59,853
156.2	Res NonH 2-3 units: NewCon	1.250	349,441	4,368	5,295
159.1	Regular apartments (4a): Exist	1.250	15,798,319	197,479	258,107
159.2	Regular apartments (4a): NewCon	1.250	433,548	5,419	6,829
160.1	Non-profit/Comm Serv: Exist	1.500	35,901	539	759
160.2	Non-profit/Comm Serv: NewCon	1.500	53	1	1
161.1	Student housing: Exist	1.000	24,139	241	346
161.2	Student housing: NewCon	1.000	6	0	0
162.1	Manuf home park land: Exist	1.250	445,317	5,566	6,620
162.2	Manuf home park land: NewCon	1.250	2,282	29	34
164.1	Comm SRR: 1c: Exist	1.000	372,318	3,723	3,487
164.2	Comm SRR: 1c: NewCon	1.000	4,056	41	40
165.1	Comm SRR: 4c <500K: Exist	1.000	230,661	2,307	3,552
165.2	Comm SRR: 4c <500K: NewCon	1.000	1,654	17	27
166.1	Comm SRR: 4c >500K: Exist	1.250	67,335	842	1,212
166.2	Comm SRR: 4c >500K: NewCon	1.250	274	3	5
167.1	Bed & Breakfast: Exist	1.250	19,750	247	291
167.2	Bed & Breakfast: NewCon	1.250	99	1	2
168	Qualifying golf courses	1.250	193,882	2,424	2,600
171.1	Commercial: <150K: Exist	1.500	6,807,421	102,111	188,932
171.2	Commercial: <150K: NewCon	1.500	209,781	3,147	5,689
172.1	Commercial: >150K: Exist	2.000	29,559,444	591,189	1,077,494
172.2	Commercial: >150K: NewCon	2.000	815,242	16,305	29,173
173.1	Comm comp zone: <150K: Exist	1.500	277	4	6
173.2	Comm comp zone: <150K: NewCon	1.500	23	0	1
174.1	Comm comp zone: >150K: Exist	2.000	284	6	7
174.2	Comm comp zone: >150K: NewCon	2.000	17	0	0
175.1	Comm border city: <150K: Exist	1.500	34,413	516	794
175.2	Comm border city: <150K: NewCon	1.500	3,816	57	88
176.1	Comm border city: >150K: Exist	2.000	62,944	1,259	1,448
176.2	Comm border city: >150K: NewCon	2.000	7,460	149	172
178.1	Industrial pref: <150K: Exist	1.500	1,182,648	17,740	33,226
178.2	Industrial pref: <150K: NewCon	1.500	20,474	307	563
179.1	Industrial pref: >150K: Exist	2.000	10,895,069	217,901	399,375
179.2	Industrial pref: >150K: NewCon	2.000	146,688	2,934	5,325
182.1	Ind border city: <150K: Exist	1.500	1,286	19	30
183.1	Ind border city: >150K: Exist	2.000	33,177	664	763
185	Publ Util: land & bldgs <150K	1.500	80,188	1,203	2,134
186	Publ Util: land & bldgs >150K	2.000	740,933	14,819	26,203
187	Publ Util: Electric Generat Mach	2.000	1,431,412	28,628	35,588
188	Publ Util: machinery (non-generat)	2.000	979,117	19,582	33,418
190	Railroad <150K	1.500	26,142	392	715

House Research Dept.

Simulation 4C3 Baseline: Final Pay 2003  
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 (all figures in \$000s)

191	Railroad >150K	2.000	469,963	9,399	16,788
193	Mineral	2.000	2,360	47	100
194	Misc class 5	2.000	2,094	42	62
197	Personal: 3f	1.000	8,057	81	92
198	Non-comm aircraft hangars	1.500	46,478	697	794
199	Pers: It31 tools&mach excl elec gen	2.000	121,410	2,428	4,091
200	Pers: It32 struct/lease land-non	1.000	13,822	138	143
201	Pers: It32 struct/leased	1.000	40,179	402	491
202	Pers: It32 str/lease	1.000	2,215	22	31
204	Pers: It32 struct/leased land-C/I	2.000	38,179	764	1,383
205	Pers: Item 33 ag real estate	1.000	14,465	145	159
207	Pers: It41 struct/leased land - C/I	2.000	410,227	8,205	11,374
208	Pers: It41 struct/leased	1.000	345	3	6
211	Pers: It41 str/leased land-non C/I,SRR	1.000	35	0	1
212	Pers: Item 41 Border EZ	2.000	1,177	24	27
213	Pers: Item 42 non-EZ struct/RR land	2.000	33,116	662	1,340
215	Pers: It43 leased real estate - non C/I	1.500	6,551	98	150
216	Pers: Item 43 leased real estate - C/I	2.000	302,839	6,057	9,198
217	Pers: Item 44 electric util trans lines	2.000	1,423,915	28,478	51,005
218	Pers: Item 44 electric util distri lines	2.000	185,182	3,704	6,829
219	Pers: Item 45 syst/gas utils	2.000	1,797,834	35,957	60,928
220	Pers: Item 46 syst/water utils	2.000	1,373	27	50
221	Pers: Item 48 misc	2.000	21,527	431	526
<b>State Total</b>			<b>363,632,420</b>	<b>4,140,987</b>	<b>5,349,271</b>

**Baseline Levy Summary**

*Levy Summary Report*

	County	City	Town	School District	Special District	State	Total
Certified NTC Levy	1,781,488	1,129,027	149,760	919,743	188,371	592,241	4,760,631
Certified MKV Levy	2,905	14,770	45	346,639	0	0	364,358
Fiscal Disparities Levy	104,350	97,914	1,165	85,056	21,668	0	310,153
Disparity Reduction Aid	10,082	0	675	8,365	0	0	19,122
Spread NTC Levy	1,667,056	1,031,113	147,920	845,832	171,703	592,241	4,455,866
Spread MKV Levy	2,905	14,770	45	327,128	0	0	344,848
Tax Incr Financing Levy							269,749
	<b>Homestead Credit</b>	319,099		<b>Taconite credit</b>		16,326	
	<b>Agricultural Credit</b>	23,606		<b>Disparity Reduction Credit</b>		4,036	

**Alternative Levy Summary**

*Levy Summary Report*

	County	City	Town	School District	Special District	State	Total
Certified NTC Levy	1,875,666	1,215,773	157,285	935,328	190,470	624,454	4,998,976
Certified MKV Levy	2,697	18,675	43	422,936	0	0	444,352
Fiscal Disparities Levy	113,267	104,790	1,307	105,765	23,731	0	348,860
Disparity Reduction Aid	10,026	0	653	7,387	0	0	18,067
Spread NTC Levy	1,752,373	1,110,984	155,324	858,313	171,738	624,454	4,673,185
Spread MKV Levy	2,697	18,675	43	386,799	0	0	408,214
Tax Incr Financing Levy							273,633
	<b>Homestead Credit</b>	310,525		<b>Taconite credit</b>		16,290	
	<b>Agricultural Credit</b>	23,904		<b>Disparity Reduction Credit</b>		3,985	